

University Village HOA Board Meeting

May 21, 2018

At Z&R Offices

Members in attendance:

Bob Oyer, President

Geir Tonnessen, Vice President

Kathleen O'Leary, Property Manager for Z and R

- I. Meeting was called to order by Bob Oyer at 10:02 am
- II. Homeowner Discussion – none
- III. Previous Meeting's Minutes March 19, 2018
Minutes were approved, as written.
- IV. Manager's Report
 - a. March and April financials were reviewed – they included the cost for the new concrete drain pan (Kathleen will have it moved from General Maintenance line to the Street repair line) but NOT the Seal Coat invoice (that was paid in May from Reserves). The Reserve account will also be used to pay for the Landscape phase 2 project. The Board reviewed income and expenses and the budget is right on target.
 - b. Work Order summary
Pet stations were installed and seem to be having a bit of an impact. If they work well, possibly look to install others around the complex
- V. Bank Reports
The reports were reviewed and no issues to report.

VI. Property Inspections

A few trash toters were noted out on non-trash days.

VII. Continuing Business

- a. Aged accounts receivable – nothing of concern
- b. Asphalt project is complete and all agreed it looks great
- c. Landscaping phase 2 project is still on track to be completed in June

VIII. New Business

- a. New trash removal company was approved unanimously the week prior via email due to two Board members not being able to attend the May meeting – Springs Waste has been selected, Bestway has been sent the termination letter – once we get dates confirmed for conversion we will make sure everyone is notified
- b. Site Visits have been moved to 9AM on the third Thursday
- c. Geir would like us to do more research on xeriscaping in the future . There is a xeriscape garden on Mesa at the Colorado Springs Utilities facility that could be a resource for us. Kathleen will get more information for the Board.
- d. Kathleen is going to request estimates from A1 Concrete for 4 addresses along Appalachian View that have drainage issues under the front steps/walk ways that could be tripping hazards

IX. Hearings

None

X. Adjournment @ 10:34am

Next meeting of the board will be July 16, at 10:00 A.M. at the Z&R Property Management Office.

Minutes submitted by : Kathleen O’Leary, Property Manager