

University Village HOA Board Meeting

November 20, 2017 10AM

Board Members in attendance:

Bob Oyer, President

Geir Tonnessen, Vice President

Debbie Deming, Treasurer

Linda Wilfling, Recording Secretary (non-voting member)

Kathleen O'Leary, Property Manager, Z&R

I. Meeting was called to order by President Bob Oyer at 10:01

II. Homeowner Discussion

No Homeowners were present to discuss concerns or to provide feedback.

III. Minutes from the September Board Meeting were read and approved unanimously.

IV. Manager's Report was given by Kathleen:

Year to date, total expenses for the Association are under budget, but with approaching expenses of winter snow removal, the budget could possibly be over – depends on how much snow removal! Current reserves are \$50,279.75. Increased in HOA dues will commence in January 2018, adding additional monies to the Reserves, allowing the HOA to address much needed repairs and improvements in the community.

The Board asked Kathleen to look into charges on an invoice from Greener Grass that involved a dog leash to possibly charge back the homeowner.

Fire lanes and curbs were recently painted/repainted and updated no parking signs were installed. A street sign on Pepperdine was stolen and will be replaced. As suggested by an owner at the September General Meeting of the HOA, parking spaces at the post office were reduced to provide more open parking for residents.

Bob and Linda reported that the lights at the Post Office are not working. Kathleen has already contacted someone to address the problem.

V. Violations.

Kathleen reported that there is a continuing problem with dog feces around the buildings and common areas. Homeowners/Tenants are responsible for the clean-up of their own dogs. Letters will be sent to owners if these violations continue. The Board brainstormed potential solutions to this problem.

Most violations within the community are related to trash totes not being returned to garages in a timely manner. Geir asked for clarification of the policy regarding when trash totes can be placed on the street and when they must be returned once trash is picked up. Totes can be placed on the street at 6pm, the day before trash pick-up, and must be removed by 6 PM that evening.

Parking issues such as unauthorized vehicles parked on the street, parking in the 10 minute parking spaces for more than 10 minutes, parking on curbs that are painted red and expired license plates continue to be a problem.

VI. New Business

Geir asked for clarification on the Liability Insurance provided by the HOA. Kathleen confirmed that this was in place for the HOA Board and residents of the community in case of accidents on the property.

The Board was asked to allow an exception to HOA regulation 5.3 which prohibits the parking of a commercial vehicle in the community overnight. That request was reviewed and denied by the board. The owner will be contacted and their tenant given 24 hours in which to remove the parked truck from the premises or a fine will be imposed.

The streets, in the HOA, are in need of major repair as they age and deteriorate. This will be a major expense for the Association. Pot holes were filled over the summer but a more permanent fix is needed. It was requested that we seek bids in the spring for:

- A seal coat/ crack fill and new striping. This solution would provide for less longevity but at a lesser cost, and
- A complete surface overlay which would be more expensive but would last longer.

The board also discussed the continuation of the landscape renewal project which would address the sides and backs of the properties. Geir is interested in pursuing xeriscaping and will get more information for the Board in the near future. Greener Grass will also be consulted. This will require reserves to fund the project. The Board agreed to wait until after winter to determine the priority for spending reserves. The cost is too great to complete both projects so a determination of priority is necessary. Kathleen will get a bid from Greener Grass for the sides and backs of the properties in the March timeframe.

Meeting adjourned at 11:10AM

The next meeting of the HOA Board will be January 15, 2018 at 10AM at the Z&R offices.

Submitted by Linda Wilfling, Recording Secretary