

University Village HOA Board Meeting

November 12, 2018

Z & R Property Management Office

Members in attendance:

George Chasse	President
Geir Tonnessen	Vice President
Linda Wilfling	Recording Secretary
Kathleen O'Leary	Property Manager for Z & R

I Call to Order

The meeting was called to order by Kathleen at 10:00 am

II Homeowner discussion

No homeowners were present to discuss concerns or to ask questions.

III Previous Meeting's minutes

Minutes were approved as written.

IV Manager's Report

a. October Financials

Questions were raised concerning the expense for Dog Waste Clean Up, Sprinkler repair and water. It was hoped that by installing dog waste stations, the expense for clean-up would have been reduced. In reality, the expense remains much the same with the added expense of maintaining the dog waste stations. A tree root had damaged a sprinkler line, accounting for the \$570 sprinkler repair. Water expenses continue to be a concern.

b. Work Order Summary

Nothing notable was discussed.

V Bank Reports

Monthly and Annual Budgets are on target.

VI Property Inspections

a. Violation Reports

Nine violations were reported, all related to trash totes out on non-trash days.

VII Continuing Business

a. Aged Accounts Receivable

Two past due accounts were noted.

b. Mailbox Kiosk Update

New mailboxes have been ordered and are currently being manufactured. It is anticipated they will be delivered in about three weeks.

In regard to recent break-ins, a police investigation is underway. No updates at this time.

c. Review of CSU water audit report.

An Irrigation evaluation report was conducted on September 20, 2018. The following list of recommendations was made, as a result of this audit.

- 1 Check rain sensors to ensure they are working during irrigation season.
- 2 To reduce runoff, consider implementing a cycle and soak watering schedule in sloped areas and areas between buildings.
- 3 Upgrade sprinkler bodies in sloped areas to sprinkler bodies with check valves to prevent low head drainage.
- 4 Consider upgrading to smart controllers.
- 5 Consider adding flow sensors.
- 6 Continue investing in regular sprinkler system maintenance.

Anthony, from Greener Grass was in attendance at this meeting, and responded to each of the suggestions offered by CSU for potential water savings.

In addition to the recommendations offered by CSU, Anthony listed ways in which the HOA could reduce water consumption.

- 1 Plant native grasses in certain areas of the property, thus reducing the need for extensive watering. Potential sites for this were discussed.
- 2 Transitioning some watered areas into areas with landscaping rock. Anthony will provide an estimate for this conversion.

- 3 Provide a secure location for the rain sensor and provide a protective containment to prevent tampering and/or theft. Purchase of a more sensitive rain sensor was also recommended. Anthony will follow up with pricing.
- 4 Cease watering in April, except in rare situations. Elimination of watering in October might also be a possibility unless drier conditions might impact winter kill.

All of these recommendations were reviewed and discussed at length. The Board will continue to pursue ways in which watering expenses can be reduced while still maintaining a healthy and attractive landscape within the community.

VIII New Business

Parking concerns were mentioned, and options for potential expansion discussed.

IX Hearings

None

Meeting was adjourned at approximately 12:30 pm.

Next Board Meeting is scheduled for January 21, 2019.

Minutes submitted by:

Linda Wilfling