

The University Village Homeowners Association Minutes
September 18, 2017
Falcon Police Station

Present: Arthur Trapp, President
Robert Oyer, Vice President
Linda Schlansker-Wilfling, Treasurer
Deborah Deming, Secretary
Kathleen O'Leary, Property Manager, Z & R

Meeting Started 10:20 a.m.

Meeting Adjourned: 10:50 a.m.

Last meeting minutes for July 17, 2017 were approved.

Kathleen explained that the Balance Sheet did not show the outstanding amount still due to Greener Grass for the Landscaping Project. \$60,000 will be paid to them from the Cash Operating account and the remainder of approximately \$40,000 will be paid to them from the Reserves account.

Manager's Report:

Kathleen asked the board for confirmation as to whether they wanted to proceed as originally agreed upon with regard to the homeowner who had the drainage issues back in January 2016. Z&R had notified the homeowner that work needed to be done to rectify the drainage issues but never heard back from him (later it was revealed that the address on file was wrong and any fines levied were waived because of this). Greener Grass went ahead and did the work with authorization from the board and billed the HOA \$465 - which was then charged to the Homeowner. Homeowner is now asking for consideration to be reimbursed for the \$465 from the HOA even though Kathleen has explained that he was responsible for having this work done. Kathleen has assured him that he has that right to appeal.

Linda is the 2nd signatory that is authorized to sign checks, we will now remove Art from being a signer due to his resignation.

Greener Grass will be adding rock next week to the concrete swale behind Appalachian View.

Approved cost will be \$1,700

There are three vehicles that are not abiding by the parking rules. These vehicles are parked on the street behind the mail boxes and have not been moved for several weeks. Kathleen will follow up with towing company to monitor these areas.

Hearings: None

The next Board of Directors meeting will be held November 20 at 10:00 at the offices of Z & R Management Company at 10AM.