

## **University Village HOA Board Meeting**

**September 10, 2018**

### **Members in attendance:**

Bob Oyer, President

Geir Tonnessen, Vice President

Deborah Deming, Treasurer

Linda Wilfling, Recording Secretary (non-voting member)

Kathleen O'Leary, Property Manager for Z and R Properties

### **I Call to Order**

Bob called the meeting to order at 10:30 am.

### **II Homeowner discussion.**

No homeowners were present to discuss concerns or ask questions.

### **III Previous Meeting Minutes**

July/ August meeting minutes were approved with one small correction from the August 10<sup>th</sup> Interim meeting. Under item 2, the second sentence from the bottom, should read : "Possible" Phase 3 landscaping will not commence until reports from the Utility company have been received and future landscaping plans have been determined.

### **IV Manager's Report**

Kathleen reported that the January to August spending is actually \$14,470 under budget. Work order summaries were reviewed.

### **V Bank Reports**

Bank Reports were reviewed by the Board with no significant findings.

### **VI Property Inspections**

Twenty six property violations were noted during a recent walk through, with the majority of these being trash totes left out on non-trash days.

### **VII Continuing Business**

No aged accounts receivable were noted.

## **VIII New Business**

a. Xeriscaping update

The Board had a brief discussion of their recent (Aug. 28<sup>th</sup>) visit to CS Utilities' Xeriscape gardens. Kathleen reported that she had provided Catherine, from the Utility Company, with maps of the HOA, so that a more accurate water usage analysis can be conducted. She also mentioned that Anthony, from Greener Grass, will be joining the Utility Company Specialist in looking at irrigation equipment on the property and working with them in making any recommended changes. Reports from these audits should be available in the very near future.

b. Discussion of Mailbox break-ins

Reports from tenants continue to reflect mail theft. Kathleen met with Elaine from the USPS and was told that no reports of break-ins had been made. In conversation with the mail carrier, however, he reported numerous break-ins. The communication between the carrier and USPS officials appears to have been lacking. The Board discussed several options in dealing with this problem of break-ins. Debbie suggested having an Electronics company come and give suggestions for the use of security cameras. It was also suggested that the Police Department should be notified and consulted. Kathleen agreed to follow up with both of these suggestions. The Board also discussed the purchase of new mailboxes and the impact on the Reserves in the HOA to accomplish this. The Board felt that this purchase would need to wait until more funds were accumulated in the Reserves fund, and targeted the first of the year for making this purchase.

c. Dead Plants

Linda mentioned that several plantings from Phase I landscaping have died. Kathleen agreed to contact Anthony from Greener Grass, to let him know.

## **IX Hearings**

No hearings.

**Meeting was adjourned at 11:20 am.**