

## **The University Village Homeowners Association Minutes January 20, 2014**

Present: Arthur Trapp, President  
Robert Oyer, Treasurer  
Sheila Maio, Board member  
Debbie Deming, Secretary  
Michael Mellinger, Property Manager, Z & R

Meeting Started 10:00 a.m.  
Meeting Adjourned: 12:18 p.m.

**Last meeting minutes** were approved except for one change. The last sentence in the second to last paragraph should be changed to read "Any ballots that have not been signed and returned will have follow up every 30 days."

**Manager's Report:** Mike went through the financials. Art asked if all payments had been made for the calendar year 2013 and Mike said they had.

Mike referred to the Income and Expense Comparative Statement for the month of December 2013 and stated that the overage on the Landscaping line item was due to the cost of mulch taken out of cash instead of reserves.

The issue of seal coating was addressed at length. It has been four years since the streets have been seal coated and will need to be done sometime within the next two years. Mike suggested that doing it early will only help with pot hole repairs, so other than that, it is fine to wait. Letters will be sent out to notify owners on what areas need to be cleared of vehicles and when. Owners are responsible for passing that information on to their tenants, if appropriate. If the vehicles are not moved, they will be towed. It will take three days to complete seal coating for the entire complex. Art said that the seal coating should be scheduled when needed.

Drain pans need to be added in two and possibly three different areas:

- 1) The intersection at Towson View and Appalachian View
- 2) Behind the mailboxes at 5649 University Village View
- 3) Sheila mentioned there are pot holes and drainage issues in front of the mailboxes in the parking spaces. Mike will evaluate that area to see if a drain pan should be added there.

Mike will be getting bids to have this work done.

Other street areas in front of residences that may have a build up of ice due to poor drainage or the lack of sunshine is the responsibility of the homeowners association and any problems should be addressed to them. Owners are responsible for sidewalks, porches, driveways and everything up to the street. The association takes care of the street and common area sidewalks only.

All graffiti has been removed.

The plugged drain pipe in front of unit 2263 Golden Gate Grove wasn't able to be cleared due to the possibility of the pipe being crushed. Mike will look into what can be done to remedy this blockage.

Porch railings for a couple of the units at 2251 - 2275 Golden Gate Grove were submitted for approval, but more information is needed before the board can approve. Owner to submit drawings with dimensions and color.

**Continuing Business:** The Limited Amendment CC&R was addressed at length. Mike has been following up with the owners who have not turned in their ballots. A sample letter was included in the Meeting Packet and the latest reminder letter was sent out on January 7, 2014. We have received a total of 36 responses--28 yes votes and 8 no votes. This is a ratio of 3.5 to 1 in favor of passing the amendment.

Sheila suggested that the owners who have not responded receive a personal phone call or e-mail to see if they have any questions and to possibly speed up the process. Of the 15 votes not yet received, only 7 are needed to pass the amendment. Mike will send contact information for follow up along with a summary of the amendment. Follow up calls and e-mails will be made by those present at the meeting. He stated that the matter could be taken to court and a judge would more than likely pass the amendment due to the current ratio of 3.5 to 1. Since this would be an added expense to the association, it is looked on as a last resort. There needs to be a total of 67% of all votes for the amendment to either pass or fail.

Anyone needing another ballot package, please let Mike know and he will send it along with a self addressed stamped envelope.

The Proposed Limited Amendment will address the following issues:

- 1) Add a party wall agreement (adjoining walls between lots) for the duplexes that would solve any legal issues that might arise between owners.
- 2) Adding a section to Article 5 which will allow the Board of Directors to adopt and amend rules (not to be confused with the covenants, since they cannot be changed) for any new issues that might arise that are not already addressed in the covenants or existing rules and regulations.

An example of some of these issues could include damages blinds (covenants address color but not condition); satellite dish placement; indoor furniture placement on porches or patios outside; snow removal by tenants, etc. These issues would include anything that could deter from the value of the property.

The landscape drainage issue behind 2251 Golden Gate Grove is scheduled to be addressed when the weather warms up.

**New Business:** With regard to the trash service which was discussed at the last meeting, Mike stated that we don't have a contract with a specific end date. The current provider only needs 30 days notice for termination. Mike is getting bids from Bestway and other waste management companies. It was noted that Waste Connections would not be a good provider due to problems from the past.

Bagster ([thebagster.com](http://thebagster.com)) is a less expensive alternative to dumpster placement if a person requires removal of a large amount of trash.

The next Board of Directors meeting will be held on March 17th at 10:00 at the offices of Z & R Management Company.