

The University Village Homeowners Association
Board Meeting Minutes
May 19, 2014

Present: Arthur Trapp, President
Sheila Maio, Vice President
Robert Oyer, Treasurer

Absent: Michael Mellinger, Property Manager, Z & R
Deborah Deming, Secretary

Meeting Started 10:00 a.m.
Meeting Adjourned: 11:30 a.m.

Last meeting minutes for the Board meeting on March 17, 2014 were approved.

Manager's Report:

A few line items on the Financials for March and April were addressed by Mike. Snow removal is over budget approximately \$1400 with half of the year to go. Trash is over budget \$419 primarily from furniture being left from move outs. Reserve contributions are being made on schedule.

Legal Update:

There are no homeowners in collections at this time and there are no legal activities in progress.

Work Orders:

There was one work order issued in March, for the cleanup of the vacant lot off of Vickers. A bed rail and various trash was removed from the lot.

Property inspections:

The lot adjoining the vacant lot on Vickers Drive (1809) placed a split rail fence that is encroaching on the lot owned by the Association.

Mike Mellinger has contacted the owner requesting that the fence be removed from the Association's property.

The lot had been reported to Code Enforcement for trash, down tree and a bed rail. Mike reported that the issue is resolved.

The Board of Directors scheduled a walkthrough of the property for May 28, 2014.

Continuing Business:

The 2014 Rules and Regulations were approved with minor grammatical changes. Art is to sign the rules after Mike make the corrections. The Rules will be distributed to the Owners via first class mail and a copy by email.

New Business:

None.

Hearings:

None.

Meeting is adjourned at 11:30am

The next Board of Directors meeting will be held on July 21, 2014 at 10:00 at the offices of Z & R Management Company.