

**University Village HOA Board Meeting**  
**January 25th, 2023**  
**10:00 PM**

**Board Members in attendance:**

Yichen Yang	President
Geir Tonnessen	Vice President (Secretary)
Brett Nalezinski	Treasurer
Kari Rodriguez	Property Manager, All County

**Call to order**

The virtual meeting was called to order by the Property Manager, Kari Rodriguez at 10.00 AM

**1. Update regarding the transition process from Rowcall/Z&R to All County**

Kari informed the board that Rowcall had still not transferred the funds in the reserve account and the remainder of the funds in the operations account. Also the closing statements have not been transferred. The board agreed that Scott (Manager at All County) will contact Ben Klaus and emphasize the importance that all elements of the transfer process is executed as soon as possible.

Kari informed the board that most of the owners have paid their January HOA dues, and she will follow up with those who have not.

**2. Snow removal**

The board discussed recent problems with ice and slippery roads in the community. There was a proposal to reduce the threshold for removing snow from 3 to 2 inches base. Anthony (Greener Grass) explained that the average cost of a snow removal is \$400 - \$500 and that often two removals are necessary for each snow event. This means that one snow even can easily cost as much as \$1,000. Anthony stressed the reducing the threshold from 3 to 2 inches could significantly increase the cost for the HOA of snow removal. The board decided to maintain 3 inches as the standard threshold for snow removal.

**3. Fence staining**

The board agreed to move forward with staining the fence between the fourplexes and duplexes as soon as Kari has obtained bids for the job.

**4. Metal fence between the Berkshire Community and University Village**

Kari will contact Berkshire and get an update if they plan to complete the black metal fence that they had built. One section of the fence has not been completed.