

**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 Kari at 10.00 AM

**1. Transition process from Rowcall/Z&R to All County**

Kari informed the board that Rowcall has provided the closing statement, which means that the transition process is complete. The board approved payment of two bills to Rowcall.

**2. Status of (new) metal gate**

Berkshire apartment complex has informed Kari that they are ready to complete the metal fence separating the two communities once the adjacent components of the sprinkler system on the University Village side has been capped. Kari will request Anthony (Greener Grass) to cap the sprinklers.

**3. Bids for (old) wooden fence removal**

Kari has obtained a bid for removing the old wooden fence. The board approved spending up to \$ 500 for removal of the fence.

**4. Bids for tree trimming**

It has been brought to the attention of the board that some trees in the community touch nearby buildings. The board requested Kari to identify trees in need of trimming and obtain relevant bids from arborists.

## **5. Bids for fence staining**

Kari informed the board about several bids she had received from staining the fence between the duplexes and the fourplexes. Yichen suggested another contractors who has verbally indicated that he would be willing to do the job for considerably less, and Kari will follow up.

## **6. PooPrints**

There are considerable problems with dog poops in certain areas. Kari was requested to reach out to PooPrints and inquire what can be done to improve the situation. It was also agreed to assess the frequency of pickup. There was also a question about why no matches has been found during the last 6 months.

## **7. Snow removal**

All County has received complaints from Greener Grass about a private individual who is doing snow removal with his or her own truck w/snow plow as this complicates Greener Grass' work.

There is also a problem with parked cars protruding into the street, which makes snow removal difficult. Kari will follow up with the towing company to make sure that vehicles with wheels touching the street (not only the driveway) will be towed.

## **8. Manager's report**

Total nets assets are currently \$153,000, including \$135,000 in the reserve funds.

The board instructed All County to provide the board with timely financial reports, including *Income statement* and *Balance sheet* on a regular basis. Kari suggested to provide board members with financial statements on the 15<sup>th</sup> of each month.

## **9. AOB**

Kari will ensure that owners grandfathered dogs (allowed to be walked outside) and ESA dogs are reminded to pay the dog registration fee for 2023, and to add any new ESA dogs in the dog register.

Yichen will prepare a draft for the president's letter to owners, and Kari will prepare a draft newsletter.