

The University Village Homeowners Association

2014 General Membership Meeting Minutes

September 29, 2014

Meeting was called to order at 11:10 a.m.

Eleven homeowners were present along with all board members, secretary and property manager for Z & R with a total of 17 owner proxies. In order to vote for the vacating position and handle any official business, a quorum of 50% is mandated (26 proxies). There are 51 lots in University Village (one vacant lot); 34 four-plex buildings and 16 townhome duplexes.

Discussion on amending the quorum percentage was addressed. There has not been a quorum at any of the last annual membership meetings for the past ten years. Mike Mellinger stated that 50% is low and that some quorums are 75%. The 50% figure may be protected by the statutes. Lowering the quorum will incur a legal cost. In addition, it could be a disadvantage if the quorum is too low, allowing control to a small percentage of owners. Mike mentioned to all present that owners are invited to the Board of Director's meetings.

The 2015 budget was distributed and reviewed. Mike stated that 2/3 of the owners can vote down the budget if there were that many present. Dog waste expense was discussed at length. Unless Mike sees a dog owner not picking up waste, or unless a resident reports such, there is no way to get on top of this figure. Signs don't work. All owners and tenants have received the new rules and regulations which state specifically that all waste must be cleaned up "immediately". These rules are also posted on the website. Mike said that from past discussion with lawyers, the property owner cannot be charged because of a tenant's negligence regarding this issue. Possible options: Letters can be sent out from Z&R and fines can be imposed after a hearing. Specific cans for dog waste could be provided. More people need to report those that are not abiding by these rules. Dog waste is picked up once every two weeks.

HOA dues will not increase for 2015. The duplex units are \$120 per month; the four-plex units are \$240 per month. All have the same square footage of 1,768 per unit.

Plans for the removal of the remaining Waste Management trash bins were discussed per the earlier BOD meeting.

Art reviewed the President's Letter which had been distributed earlier. He mentioned the two pet policy (2 dogs, 2 cats, etc. are the limit per unit) which had not been addressed in his letter. He requested all owners to let Mike know of all changes in e-mails and contact information (cell and home phone numbers, as well as third party contact information in case of emergencies.)

The fence off Saxton onto University View was addressed. Mike said it is structurally in good shape and will be repaired as needed. It would be up to the BOD to decide if this fence should be replaced.

Meeting adjourned at 12:20 a.m