

**The University Village Homeowners Association
2015 General Membership Meeting Minutes
September 21, 2015**

Meeting was called to order at 11:30 a.m.

There were a total of 18 proxies and in order to have a quorum 50% or at least 26 proxies are required.

Last year's annual meeting minutes were distributed in the handout.

The President's Report was also distributed and the Board President, Arthur Trapp, addressed those present by encouraging owners to participate with the Board of Directors in keeping the property in good repair. He addressed the items in his letter regarding the increase in dues and the plans to be more proactive with our landscaping company, as well as the drainage issues.

Robert Oyer, Treasurer for the Board of Directors spoke on the finances and also addressed the budget. Art explained that the Board did not want to have a special assessment; thus the need for gradually increasing dues.

The fence along the back of the town homes was addressed. Mike said it had been assessed last month and although aesthetically unattractive, it was found to be functional. There are no damaged posts and the sagging may have been caused because the wood wasn't pressure treated. The board will decide when the fence will be replaced. Sheila Maio, Vice President, stated that priority issues, such as the drainage problems, need to be addressed first.

Landscaping concerns were brought up for discussion by several in attendance. Mike explained that the sprinklers are checked every two weeks. If someone sees a sprinkler problem, he requested they contact Z & R and they will open a work order.

Mike mentioned that much of the landscaping was originally over-planted and he has been obtaining bids from other landscaping companies to trim back trees and remove dead shrubs. Art addressed the issue of replacing the missing mulch with rock and xeriscaping to save on water costs.

Reserve funds were discussed. A study was done approximately 5 years ago and it was noted that we did not have adequate funds in our reserves. We are closer now but still need to build this up. The street overlay will need to be done in 5-10 years and this will be a huge expense.

Art explained that anyone can log onto the website to find out how funds are being spent. An expense distribution report can be sent to concerned homeowners but shouldn't be made available on the website where anyone can view it.

It was noted that dues are only paid on lots with a building constructed on it. The land off Vickers is a liability to the HOA and cannot be built on. It is a very fragmented piece of land and it would probably need to be replatted before we would be able to sell or gift it. Mark Scott volunteered to contact the County Assessor's office and look into the feasibility of how this might be accomplished.

January 1, 2016 marks the beginning of the new dues increase of \$10 per month (\$250) for fourplexes and \$5 per month (\$125) for duplexes.

Meeting was adjourned at 12:45 p.m.