

**The University Village Homeowners Association Minutes**  
**2016 GENERAL MEMBERSHIP MEETING**  
**September 19, 2016**

Present: Arthur Trapp, President  
Robert Oyer, Treasurer  
Deborah Deming, Secretary  
Jared Krumanocker, Property Manager, Z & R

Meeting was called to order at 11:35 a.m., Fire Station 14, 1875 Dublin Blvd., CSC 80918  
Jared thanked everyone for attending and introduced the board.

Last year's annual meeting minutes were approved.

Art summarized the President's Report that he had written and that had been distributed to all attendees. He explained about the landscaping issues, the fire mitigation and the special assessment. He clarified that the work will begin next year and will be completed in that calendar year. He made note that we have not had a special assessment in 15 years.

There was much discussion on the landscaping issue. Homeowners wanted to know what would be involved and wanted to know about the overall plan. Rock versus mulch was discussed but one homeowner suggested that a combination of some mulch with the majority being rock would not look as sterile. Most stumps will be removed while others will be leveled and planted over. The CS Fire Dept. has distributed a list of appropriate plantings that do not require as much water and that are fire retardant. The new shrubs that will be planted will be suitable for the city of Colorado Springs.

Jared explained that Greener Grass knows the property and that you get what you pay for when accepting low bids. The Fire Dept. did not give us an option on what landscapers they used and we have had to pay to repair the unsatisfactory work. He explained that the board started getting bids for only stump removal but after speaking with Anthony at Greener Grass, it made more sense to put together a more comprehensive plan. It was at this time that the verbal bid of \$60,000 was given to Jared from Anthony.

There was discussion from the floor requesting the board obtain additional bids and put together a comprehensive plan before decisions were made. Another meeting was requested where homeowners would be privy to what bids, plans, etc. were arrived at. Jared explained that homeowners are welcome to attend any board meetings. The board will make the final decision on who will do the work and what exactly will be done.

**Action item:** The homeowner at 5626 Appalachian View reported that the fill dirt under their driveway was approximately 2 in. below the concrete. Jared to research and submit and work order.

**Action item:** The homeowner at 5613 University Village View also reported that the fill dirt under their driveway had eroded. Jared to research.

**Action item:** The homeowner at 5632 University Village View reported drainage issues. Jared to research.

**Action item:** It was reported trees needed trimming at 2062-2086 Gonzaga Pt. Jared to research.

**Action item:** Jared to update the website to include upcoming board meetings in 2017. It was suggested that “help websites for landlords” might also be a beneficial addition to include.

Clarification of what the HOA covers and what is the homeowner’s responsibility was discussed. The HOA covers the landscaping, drainage, and streets. Greener Grass handles the snow removal and the landscaping except for trimming high trees. Homeowners wanting to stain or paint anything that is not the existing color are required to bring their request to the board for prior approval.

The contract with Greener Grass states that snow is removed once it reaches 2 inches or more. Jared explained that they cannot come out and remove snow until the snow and wind reside. It is way too costly to do so. There was a suggestion from the floor that possibly this figure of 2 inches might be adjusted upward.

A motion to ratify the 2017 budget was motioned, seconded and approved by all. Jared explained that any money budgeted and not spent goes into the reserves. Money from the reserves covers necessary expenses that are not accounted for in the budget.

There were two nominations for the vacant board position: Deborah Deming, secretary and Linda Schlansker-Wilfling, homeowner residing at 5620 University Village View. The votes were counted by two volunteers from the floor and the announcement was made that the new board member is Linda Schlansker-Wilfling.

Meeting Adjourned: 12:45 p.m.