

The University Village Homeowners Association Minutes
2017 GENERAL MEMBERSHIP MEETING
September 18, 2017
Falcon Police Station
7850 Goddard St
Colorado Springs, CO

Present: Arthur Trapp, President
Robert Oyer, Vice President
Linda Schlansker-Wilfling, Treasurer
Deborah Deming, Secretary
Kathleen O'Leary, Property Manager, Z & R

Meeting was called to order at 11:50 AM

Kathleen certified all proxies and noted that the requirement for Proof of Waiver of Notice was met.

There were 23 owners represented in person or by proxy. In order to have a quorum, there needed to be a minimum of 26 proxies. The quorum was not met so no voting could take place during the meeting.

Previous year's annual meeting minutes were approved.

President's Report:

Art emphasized that all board members are treated the same with regard to dues and regulations as that of any other homeowner. He discussed the landscaping project and it was noted that any of the new shrubs that had been planted this year are warranted for one year. He stated that it was the Colorado Springs Fire Dept. that made the decision last year as to what shrubs needed to be removed and that the Board had to act quickly in order to be able to use the grant money (CSFD paid for half; HOA paid for half), which was available on a first come, first serve basis. Drainage issues, among other items needing to be addressed and came to light after the special assessment amount was established. It wasn't until a full property assessment was done that a final cost could be realized. The Board received three bids from landscape companies before they decided to go with Greener Grass.

Treasurer's Report:

Linda mentioned that the Balance Sheet did not show the outstanding amount still due to Greener Grass for the Landscaping Project. \$60,000 will be paid to them from the Cash Operating account and the remaining approximately \$39,000 will be paid from the Reserves account. She emphasized the need for the dues increase to keep property values up.

New Business:

Board members: Art Trapp is resigning from the Board leaving 1 open position on the Board. Since there was no quorum the remaining Board members will appoint an owner to fill the vacancy. Two owners at the meeting expressed interest and gave a short summary of their qualifications to be considered, Debbie Deming and Geir Tonneson. The remaining Board members needed to confer about the two candidates. Since the meeting was adjourned the result of their decision will be noted in additional meeting minutes to be amended to these.

2018 Budget ratification:

The HOA dues increase of \$50 for the 4-plex and \$25 for the duplex bill be in effect for 2018.

Announcements:

Property Manager, Kathleen O'Leary, will get information to the new Board regarding snow removal requirements from Greener Grass to consider making a change from 2" to 4" of snow per a request from several homeowners.

A reserve study was done in June 2016. Kathleen will post the summary on the website under Docs/Info and Finances tab.

The meeting was adjourned at 1:05 p.m.