

The University Village Homeowners' Association Minutes

2019 General Membership Meeting

September 16, 2019

Board Members Present:

George Chase President

Debbie Deming Treasurer

Linda Wilfling Secretary (non-voting member)

Devin Smith Property Manager Z & R Property Management

Meeting was called to order by George Chase at 11:37am.

Devin certified all proxies. Thirty three owners were represented in person or by proxy. The requirement for a quorum (26) was met allowing owners to cast their votes as needed.

Previous year's Annual Meeting minutes were read and approved.

President's Report

George gave a verbal update of the status of the HOA and recalled some of the major projects that were undertaken. He mentioned that the biggest undertaking had to do with water conservation and the work of Greener Grass in changing out sprinkler heads, adjusting schedules and purchase of a new rain sensor. With these proactive measures, as suggested by Colorado Springs Utilities, the HOA was able to reduce its water consumption and reduce costs. He mentioned that the installation of the new mailboxes was successful in eliminating break-ins and mail theft. He also reported that the HOA reserves had increased significantly providing a needed cushion, if unexpected expenses arose.

Treasurer's Report

Debbie Deming gave a brief overview of spending for the past fiscal year and was happy to report that the spending for the HOA was under budget.

New Business

The term for HOA Treasurer, Debbie Deming, expired this year, creating an open position on the Board. There were no nominations from the floor so Debbie agreed to assume a Board Position for another three years and was voted in unanimously.

Devin asked for ratification of the new budget and explained that very few changes had taken place with the proposed budget. Motions to accept the new budget were made, and voting was cast in favor of the new budget.

The floor was opened for comments and concerns by those in attendance:

- A question was raised about dead landscaping plants and if/when they would be replaced. Devin responded that Greener Grass would be replacing them in the spring.
- Potholes on University Village View were raised as a concern. Devin stated that the streets in the complex were being evaluated and plans to address issues would be addressed in the next Board meeting.
- A skunk issue on Appalachian was discussed and suggestions offered for eliminating this concern.
- A question was raised concerning the frequency of management inspections of the property. Devin responded that the property was inspected once a month.
- A problem of residents discarding junk mail on the floor of the mail area was mentioned. Devin explained that the recycle bin at the mailboxes was often filled with garbage, and the trash company could not accept it for recycle. The bin often overflowed and trash was strewn in the surrounding area. The Board voted to remove the bin and to encourage residents to dispose of their junk mail at their homes.
- Formation of a Neighborhood Watch was mentioned as a deterrent to recent criminal activity in the complex. It was reported that a Neighborhood Watch group formed a couple of years ago but the Police department never registered the group and no signs were ever displayed on the streets. The Police department will be contacted again to follow up.
- A question was raised related to the calculation of the HOA dues. A request was made to break down the reporting of the dues by duplex fees and four-plex fees rather than combining this revenue source.
- George closed the questions from the floor, with mention of parking issues in the complex and stated that this issue would be discussed at the next Board Meeting.

Meeting was adjourned at 12:37pm

Minutes submitted by: Linda Wilfling