

**University Village HOA Board Meeting  
June 26th, 2024  
10.00 AM**

**Board members and owners in attendance:**

Yichen Yang	President
Geir Tonnessen	Vice President/Secretary
Robert Monroe	Treasurer
Kari Rodriguez	Property Manager, All County
Owners	Mark Scott, Linda Wipfling

The meeting was called to order by the Kari at 10.00 AM. The board members attended via Zoom.

**1. Financials and approval of bills**

The board reviewed the financials and approved bills. Robert presented an overview of the financial situation. He noted that the road situation in the community had deteriorated more rapidly than expected and would require a substantial investment (\$ 57,000) which owners have just recently approved. Robert suggested an amendment to the 2024 budget to take into account this large expense. The board voted unanimously to approve the amendment pending the exact required amount which the budget needs to be adjusted by. Geir expressed concerns about the large snow removal expenses and suggested that the board proposes a HOA assessment fee adjustment, possibly to be decided at the annual meeting. The board considered and approved a request from Greener Grass to use more water to maintain the turf in the community.

**2. Tree trimming and landscape replacement**

The board discussed various problems to do with vandalism of mail boxes, complaints about fallen down branches and tree trimming.

**3. Dog signs**

The board discussed and approved language for “no dog walking” signs to be put up in the community.

#### **4. Road repair projects**

Kari gave an update on the status of the road repairs which are planned for the second week of July. She is waiting for information from Seals and Stripes regarding the details and map of what areas where the road work will take place. The board instructed Kari to send a letter or e.mail to Tim at Seals & Stripes to clarify this as soon as possible and to copy board members on this correspondence.

#### **5. Delinquencies HOA fees**

Kari gave an update of the number of delinquent owners and what All County is doing in cooperation with the HOA attorney to collect dues, including through notice letters, liens, etc.

#### **6. Owners' forum**

Linda Wipfling expressed concern about the safety of children in the community, especially with regard to not wearing bike helmets while biking. She encouraged the HOA to consider providing funds for bike safety training for children in the community. She also pointed out the risk of liability for the HOA if any of the children get hurt while riding their bikes. Linda also requested better communication and that the website be updated on a regular basis. She complained of lack of response to questions from owners. She suggested that the HOA governing documents be changed to allow for different sets of rules for the duplex owners (to walk their dogs within the community). Linda claimed that the duplex area requires less maintenance and she therefore suggested that the duplex owners should pay a smaller portion of the HOA assessments. She also expressed concerns about proxy votes, and that they be more specific regarding instruction for voting, as well as limiting the number of proxy votes one particular owner could hold.

Mark Scott stressed the importance of ensuring that duplex owners get represented on the board – for example through enlargement of the board.