



UNIVERSITY VILLAGE TOWNHOME OWNERS' ASSOCIATION

Board of Directors Meeting – Open Meeting

Date: 2/5/2025

Time: 11:30 AM

Location: ZOOM

MEETING MINUTES

- 1) Call to Order
 - a. Jonathan called the meeting to order at 11:33am
- 2) Verification of Quorum
 - a. Jonathan, Robert, Geir present
 - b. Phil Levering present for management.
- 3) Approval of Meeting Minutes
 - a. 12/4/24 minutes
 - b. Geir motioned to approve, Rob second, all in favor. Motion passes.
- 4) Homeowner Forum
 - a. Mark Scott present - No questions. Commented that he would like to be on the Board
- 5) Financial Report
 - a. Robert gave an overview of 2024 final financials, including additional projects that benefitted the community but put the community over budget.
 - b. Phil gave an overview of watering and garbage expenses in 2024: budgeted for \$17.5k, actual \$23.8k started January 1st, 2024; 2025 Budget based off actuals. Water use: Greener Grass cannot water beyond restrictions put in place by the City (Water Wise Rules-3 days a week). There was an expensive City water meter issue that was unbudgeted. No known issues after Ascent took over management.
- 6) Ratification of Decisions Made by Email or Online Approval
 - a. Infinite Disposal Contract
 - b. Geir motioned to approve 3-year contract, Robert second, all in favor. Motion passes.
- 7) Old Business
 - a. Pepperdine Fence Repair
 - i. Fence repair is complete
 - b. Corporate Transparency Act
 - i. No updates since December 26th.
 - c. Litter Cleanup
 - i. Board will consider options for a contracted vendor or time & material cost.



ASCENT COMMUNITY PARTNERS

d. Web Page to go live

i. Jonathan motioned to approve, Robert second, all in favor. Motion passes.

8) New Business

a. Townson & University Village View Stop Sign

b. Discussion of required signage for the community entrances to enforce towing, and how to handle traffic issues in the community.

i. Robert motion to table the issue for further discussion, Geir second, all in favor. Motion passes.

c. Townson & University Village View Ice Mitigation and Curb

i. Management to follow up (set for spring) with Seals & Stripes; possibility of speed bumps, drainage repair, and curb softening (replacement).

ii. Community (or Board) member to notify management if additional ice slicer needs to be put on Townson. Management will notify Greener Grass.

d. Landscape contract renewal

i. Board wishes to continue with Greener Grass.

e. Axella collections – Discussed in executive session.

i. Geir motioned to approve a collections agency contract and to continue with Greener Grass, Robert second, all in favor. Motion passes.

9) Executive Session start 12:51pm

10) Executive session end 1:09 pm

11) Adjourn

a. Robert motioned to adjourn at 1:10 pm, Geir second, all in favor. Meeting adjourned.

12) Next meeting

April 2nd, 11am, Zoom