



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