



UNIVERSITY VILLAGE HOA

Board of Directors Meeting – Open Meeting

Date: 8/15/2024

Time: 10:00am

Location: Zoom

MEETING MINUTES

1) Call to Order

- a. The meeting was called to order by Yichen at 10:08am.

2) Homeowner Forum

- a. No homeowners were present.

3) Verification of Quorum

- a. We had a quorum of Yichen, Robert, and Geir. Ben Klaus and Phil Levering were present from management.

4) Approval of Meeting Minutes

- a. Yichen motioned to approve the minutes. Robert seconded. All in favor, the motion passed.

5) Financial Report

- a. The Board reviewed the financials for July 2024 produced by All County. There was a question about the insurance premium increase in 2024 and the details of the invoice paid to Greener Grass in May 2024. Ben will look into both of these.

6) Ratification of Decisions Made by Email or Online Approval

- a. Geir made a motion to ratify the decision made via email to switch management companies from All County to Ascent Community Partners (the email vote was initiated by Geir on 6/26/2024 and the vote finalized with unanimous approval on 6/27/24). Yichen seconded. All in favor, the motion passed and it was ratified.

7) Old Business

- a. Dog Signs

- i. The dog sign installation project is being put on hold and will be tabled until the next board meeting.

8) New Business

- a. Management Transition Update

- i. Ben provided an update on the management transition. We still don't have 2023 annual meeting minutes from All County so Geir will rebuild those.

- b. Landscape Proposal Review



ASCENT COMMUNITY PARTNERS

- i. The board reviewed several landscaping proposals including Environmental Designs and H&S Landscaping. This will be tabled.
 - c. 2025 Budget Approval
 - i. The board reviewed a proposed budget document for 2025. Specific line-items were discussed along with known projects/maintenance down the road and the discussion centered around how to fund these, whether by special assessment or increase in monthly dues.
 - ii. Geir made a motion to approve the proposed 2025 budget with a 16.67% increase in assessments. Yichen seconded it. All were in favor and the motion passed unanimously.
 - d. Annual Meeting Details
 - i. The annual meeting will take place on September 9th, 2024 at 11:30am and will be held via Zoom. The board election will take place via a Zoom poll and any proxies that were submitted to management.
 - e. New Collection Policy
 - i. Robert made a motion to approve the new collection policy with a 30/60/90 day collection timeline. Geir seconded. All in favor and the motion passed.
 - f. Website Build Proposal
 - i. Geir made a motion to approve the proposal from Ascent Community Partners to build a new website. Robert seconded. All in favor and the motion passed.
 - g. Roof Shingle Color Discussion
 - i. Geir Tonnessen brought a matter to the board regarding the darker color of his shingles on newly replaced roofs and requested that a variance be approved (prior request was submitted to All County and no response given despite multiple communication attempts). Geir recused himself from any board discussion on this. Yichen and Robert determined there was no issue and nothing further to discuss/pursue since the homeowner followed the request process with management and never received a response.
- 9) Adjourn
- a. Meeting adjourned 12:41pm.
- 10) Next meeting - TBD