



UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting – Open Meeting

Date: 12/4/2024

Time: 11:30 AM

Location: ZOOM

MEETING MINUTES

1) Call to Order

Jonathan called the meeting to order at 11:35 AM

2) Verification of Quorum

a. Geir Tønnesen, Jonathan Liu, Robert Monroe Present

3) Homeowners Forum

a. Mark asked about a document submitted to the board with a proposal to add board members and two requests: additional mail pickup parking and a possible study regarding maintenance costs.

i. Phil responded that there is no requirement in the Bylaws and the Board will not add additional members at this time.

ii. Jonathan responded that the board would investigate the parking around the mailbox kiosk.

iii. Robert responded to the determination of association costs for maintenance.

4) Approval of Meeting Minutes

a. 10.2.2024 Minutes

b. Jonathan motioned to approve, Geir second, all in favor. Motion Passed

5) Financial Report

a. Robert gave the financial report including additional costs from asphalt repair and unexpected additional water expense due to a faulty CSU water meter. Snow removal is already overbudget between early year costs and a large November storm.

b. Geir reported that water and sewage is \$8K overbudget.

c. Board requests management to determine if waste pickup fees increased during the year.

i. Management will reach out to Infinite disposal to determine if there was an increase.

d. Geir reported that landscaping is \$3K over budget.

i. Management will ensure Greener Grass adjusts irrigation times during rainy periods in 2025.

6) Ratification of Decisions Made by Email or Online Approval



ASCENT COMMUNITY PARTNERS

- a. Opinion from OCHH Law Firm
- b. Robert motioned to ratify, Geir second, all in favor. Decision is ratified.

7) Old Business

- a. Concrete Grinding
 - i. The Board requests that management have Seals & Stripes quote sidewalk concrete grinding when obtaining a bid for 2025 asphalt and curb repair.
- b. North Fence Repair
 - i. The Board prefers a minimal repair be done by a local handyman.
- c. Community Website review
 - i. Board requests that front page have more content – newsletter, notices (change in trash day, tree trimming, etc.) Ben will follow up.

8) New Business

- a. Record Inspection Policy
- b. Corporate Transparency Act
 - i. Ben reported that CTA filing for HOA is currently on hold.
- c. Garbage pickup service
 - i. Board would like contract quotes for community litter/minor maintenance service.

9) Adjournment

- a. Jonathan motioned to adjourn at 1:13 PM, Robert second, all in favor. Meeting adjourned

10) Next meeting