



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 Tønnessen, 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