

UNIVERSITY PARK PLACE HOMEOWNER'S ANNUAL MEETING

Saturday December 10, 2022

The meeting was called to order by the President, Chesley Krohn, at 5:40 p.m. and was held in the Courtyard at 5353 Institute Ln. Houston, Tx. 77005.

ATTENDEES: A total of 5 property owners and 3 board members were in attendance.(short of a quorum) Ruth Webb and Christopher Tunnel were absent . Pat Baker will continue to serve in the role as Secretary, and Anna Gravatol was appointed by the board and will serve as Treasurer in 2023

MINUTES: The 2021 minutes were reviewed by the residents, approved, and seconded with no corrections.

REPORT FROM THE PRESIDENT: The President reported on 2022 Accomplishments:

- (1)Lifted up landing on north side of the property.
- (2)Due-diligence on smart meters for the Institute property.
- (3)Lower rates for new electric contract.
- (4)Gutters cleaned at Dora & Institute properties.
- (5)Gate keypads locks were installed at the Institute property.
- (6)Installed a new pump at the Dora property.

(1)Washer/Dryers are allowed in both first and second floor apartments as long as installation follows Bi-Laws. (view policy posted on web site).

FINANCIALS:HOA payment booklets were mailed to all home owners for 2023. No increase was assessed for this incoming year.

*APG&E electric new contract will begin in February.

*The 2023 budget (Income, expenses, utilities, contract services, Insurance, and repairs & maintenance) was reviewed by residents and approved.

Resident/ \$6000-Pending

OLD BUSINESS: Rodent control service -will continue.

Pest control services will continue on a quarterly basis.(12/19/22).

NEW BUSINESS: Updated washer/dryer policy will be posted on our web-site.

New coin-free washers have been ordered and will be installed at both properties.

Painting- Institute property-Pending

RESIDENTS 'S CONCERNS/QUESTIONS/COMPLAINTS: Discussion followed

Feeding of Feral Cats and birds.

The need for HOA fees to be based on sq ft.

Status/update on electric meters for the Institute property?

Painting the unit/apt numbers and street address with white paint which would increase visibility.

Cable TV usage/need ?

Parking automobiles on the sidewalks.

Replacement of mail boxes.

REMINDERS:

OWNERS; EFFECTIVE September 1, 2021, Landlords will now have to provide proof that their tenants/occupants have received copies of University Park Place Rules/Regulations or Bi-Laws prior to getting a Lease Waiver of Right of First Refusal signed by the President.

CONTINUED REMINDERS:

Please remember to lock the laundry room doors upon leaving each time. Thank you.

We continue to encourage all residents to follow University Park Place By-Law notices that are placed in the laundry room and bulletin board.

Pet Poop City Ordinance -Pick up after your Pet

Lock Doors to Laundry Room after leaving (each time)

No items are to be hung or draped over railings or from ceilings

Trash/garbage days are Only -Mon, Wed, Fri (bagged & put out)

NO one is allowed in the pool after 10:00 pm. There was an incident two weeks ago where at least 10 young women CLIMBED over the fence, because they had no pool key to enter the pool area. When a resident went out to their balcony to ask them to stop with the loud noise they noticed that they were in the pool. When they were ask which of them lived here, they quickly climbed back over the fence and left the premise. When we see or hear possible outsiders/nonresidents/ trespassers on the property after hours, please call the police (another reason for the gate keypads).

All residents are required to place their trash out by the door early mornings of Mon-Wed-Friday these are the only days that there is a porter, the other days you will have to take the trash to the dumpster yourself. Landlords please inform your tenants of all the rules and regulations of the association.

The meeting adjourned at 6:40 p.m.

The next meeting is scheduled for Thursday, January 26, 2023

Minutes prepared by: Pat Baker, Secretary

Because no quorum was established, Chesley Krohn will continue to serve as President, Ruth Webb will continue as Vice President, and Pat Baker will continue as Secretary Morgan Piper will continue to serve as a board member and the board will vote for the treasure position.

2023 Goals:

Amendments to Bylaw documents

Completion of painting (Institute Property)

Build Reserves back up.

We would like to thank everyone who took the time to join the homeowner's 2022 annual meeting. Also for those who turned in their proxies, your support and encouragement is greatly appreciated.

The next meeting is scheduled for Thursday, January 26,2023 at 5:30 pm (Institute Courtyard). Meeting minutes prepared by: Pat Baker, Secretary

HAPPY NEW YEAR EVERYONE!