
UNIVERSITY PARK PLACE BOARD MEETING

Thursday, February 24, 2022

ATTENDEES: Christopher Tunnell, Ruth Webb, Morgan Piper, Chesley Krohn, Pat Baker and Sandi Sepulveda, Pro-Concept Mgmt Rep., met at 5353 Institute Ln. # 3. Ruth Webb, Vice President, called the meeting to order at 5:30 p.m.

MINUTES: The January minutes were read and discussed by the members, but it was also noted that there was one omission.

The board looked at the cost of the group plan for Cable Tv(which we currently have)and compared it to an individual plan which appears to be less expensive in some cases than our current group plan. Board members will continue to monitor the cost, and would like feedback from residents as to the number of households that actually use or watch cable tv. We hope to have more data before years end which will aide us in our goals toward cost cutting measures. We hope that a final decision can be made at our annual meeting in December as we continue to look for ways to reduce expenses.

FINANCES: The Board members reviewed the balance sheet, assets, liabilities/equity and reserves as of (1/31/21).

Collection status: Late letters were mailed to home owners as a reminder for past due HOA assessments. All HOA fees were increased by 3%, effective date, January 1, 2022. Please remember to make the necessary changes if your payments are automatic bank drafts to avoid late penalties.

APG&E Energy cost: January \$2,563.54 and February \$3,295.17. At the annual meeting there was some discussion about the possibility of having individual meters installed at the Institute property. (Dora property already have individual meters)Board members will continue to explore the cost of installation etc., and will present findings to residents as to how or if to proceed.

NEW BUSINESS:

Pro-Concept WEB SITE is now operable: just log onto www.proconceptmgmt.com - for News, Bi-Laws, Minutes, etc.it can now be accessed. Feedback is welcomed.

OLD BUSINESS:

Five gate key-pads for Institute courtyard-Pending

- * Rodent Control Prevention- Traps continued
- *Repairs to /Dora property lighting-in progress
- *New Azaleas to be planted in Institute Courtyard- Spring of 2022
- *Certified Letter was sent to owner of #2 Institute (washer/dryer issue)
- *HOA Attorney is drafting UPDATED policies & procedures which will also address CURRENT HOA policies/procedures for homeowners that HAVE or WISH to install washer/dryers in their units.

PENDING BIDS: Painting of doors, shutters and shutter replacement (\$15,701.49)

The Pest Control service is now being done on a quarterly basis, the next date for services will be March 21, 2022.

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).

MEETING ADJOURNED: At 6:40 pm

NEXT MEETING: March 24, 2022 5:30 pm Institute Courtyard

Minutes prepared by: Pat Baker, Secretary