

UNIVERSITY PARK PLACE BOARD MEETING

THURSDAY, MARCH 24, 2022

LOCATION. The meeting was called to order by the President, Chesley Krohn, at 5:30 p.m. and was held in the Courtyard at 5353 Institute Ln. Houston, Tx. 77005.

ATTENDEES. Chesley Krohn, Christopher Tunnell, Morgan Piper, Pat Baker, and sandi Sepulveda, Pro-Concept Mgmt Rep. Ruth Webb was absent.

APPROVAL OF THE PRIOR MEETING'S MINUTES. Chesley Krohn, President, ask for approval of minutes. Asked for corrections, additions, and amendments to the minutes. No corrections. The minutes was approved, and was seconded by Morgan Piper.

FINANCES. The board members reviewed the finances , balance sheet, assets, liabilities and reserves as of 2/28/22.

Collection/ reminder letters were mailed out to home owners for past due HOA assessments.

The Treasurer, Christopher Tunnell, ask Sandi about the overall cost and maintenance of both boiler systems which is not broken down in the financial report. He also ask if Management would look into other options for heating and cooling the complex that could be cost effective, more up to date, and would lower heating and electricity cost. Sandi said she would look into both and report back.

The issue of washer/ dryers in individual residences was also discussed, and Sandi said that the Boards Attorneys are currently working on a resolution. Once approved by the board members, this information will be available on the Web-Site.

APG&E(electricity) Due for the month of March is \$2,765.62 down from the previous month(February) from \$3,295.17.

NEW BUSINESS: Residents can now log onto pro-concept web-site for updates , news, Bi-Laws, Minutes, at Proconceptmgmt.com.

WAIVER OF RIGHT OF FIRST REFUSAL for a one year lease ,Institute Ln., unit 14 (\$1,800) and Institute unit #32 Re- Lease (\$1,700) was signed by the President.

Rat Bait Report- Stations were re-baited, and services will continue as needed.

Gate Key- pads for Institute property- Pending.

Painting(doors/ shutters) on hold.

Foundation/settlement/waiting for bids.

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- 7:00 p.m.

NEXT MEETING: THURSDAY, APRIL 28, 2022 (5:30 p.m.)

Minutes prepared by Pat Baker, Secretary