

University Woods Homeowners Association
Annual Meeting Notes
Zoom
February 20, 2024

Attendees: Present from the Board were Justin Boeckler, John Gensinger, Jorge Orozco, Mark Selz, and Lisa Whitley. Representing Wilson Property Management Jeb Black and Crystal Lynn. In addition to board members, five owners were in attendance. Five proxies were received by Wilson Property Management. Twenty-three properties were represented by attendance or proxy.

President Mark Selz called the meeting to order at 6:10pm. Lisa Whitley recording minutes.

Opening Remarks: Opening remarks were made by President Mark Selz.

Financial Report: Jeb Black reviewed Budget Comparison and Balance Sheet, and through December 31, 2023 as well as the Fiscal Year Budget for 2024.

- 1) Balance Sheet: This document was provided to homeowners via mail for review prior to the meeting. Jeb Black reviewed the Assets and Liabilities & Equity of the Association. The assets of the Association have increased in recent years in preparation for capital expenses and improvements in the future.
- 2) Budget Comparison:
 - a. Most items are on track as budgeted, with one of the largest differences being trash disposal (additional discussion in Management Report).
 - b. An owner posed general questions about plumbing, exterior maintenance, and trash disposal. An owner posed the question about valet trash service offered in some communities. Jeb Black discussed how the service works, but the consensus was not that it would be a good option for University Woods.
 - c. An owner posed a question about the water bills. Discussion led to Jeb Black outlining how the water system works with Guardian. If Guardian identifies a unit with high water usage, an alert report is sent to Wilson Property Management (alerts come in daily). Wilson PM then forwards the report to the homeowner or management company for action.
 - d. An owner asked about cameras and security. Jeb Black discussed the security company and that it did not provide adequate deterrent to issues, so the contract was terminated. More discussion in the Management Report on this item.
 - e. An owner inquired where the savings from the water metering and subsequent billing to the owner/tenant is. This led to discussion about the Balance Sheet (increase in funds available over years) and increasing costs (such as insurance, maintenance, etc.)
- 3) Fiscal Year Budget:
 - a. Projected transfer to reserve fund of approximately \$83,886.

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- b. Parking lot work remains budgeted for 2024 for work that was not completed in 2023.
- c. Insurance will continue to be a rising cost each year.

Management Report: Jeb Black provided details of the management report. Items of discussion included:

- a. Security patrols and the security contract have been terminated, as the value was not sufficiently realized. There were mailbox break-ins, etc. despite security patrols. The Board elected to terminate the contract and will re-evaluate after 1 year to determine the need for additional security measures.
- b. Package mailboxes were broken into multiple times. A solution was implemented that has so far eliminated this problem.
- c. Garbage accumulating around the dumpsters continues to be a problem and still appears to be focused around 1-2 dumpster stations. Junk removal comes through regularly to pick up items, but it is excessive. Discussion took place about whether the items are from residents or outside dumping and the possibility of cameras to monitor the problem areas. More discussion will continue with the Board on this issue.
- d. Google Fiber installation in the community is complete. Many residents have already signed up. Google Fiber provides a complimentary account for the clubhouse, which will save the Association money in the future.
- e. Crystal is visiting the community, issuing notices, and dealing with violations when noted. Recent violations that have been noted (other than normal garbage outside door, etc.):
 - i. Grills and mopeds being stored in breezeways. This is fire hazard and governed by the fire marshal. Items are removed when found.
 - ii. Electric vehicle (EV) charging cables running from the building to the parking spaces. Discussion took place regarding EV charging stations. Jeb Black will do more research and report back to the board for further discussion.

Homeowners' Forum: Items were discussed throughout the meeting, no additional items were identified during this time.

Old Business: Items discussed:

- 1) None

New Business: Items discussed:

- 1) Board member elections:
 - a. Remaining Board members confirmed intent to continue serving on board.

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- b. One additional party (James Rainey) indicated interest in serving on the board. Motion by Mark Selz to approve, seconded by John Gensinger, and unanimously approved by attendees.

Other Items:

- 1) Next Board meeting TBD.

Motion by Mark Selz to adjourn meeting. Seconded by John Gensinger. Meeting adjourned at 7:11pm.

Minutes submitted by Lisa Whitley. To be approved at next Board Meeting.