

UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS

MONTHLY BOARD OF DIRECTORS MEETING

NOVEMBER 4, 2014

The meeting was called to order at 11:30 AM by the president, Charles Schmidt. Charles also took a moment to note the new policy with respect to documents for review &/or approval at each meeting. Henceforth these are to be circulated by Jim Wells to board members prior to the meeting. This will make our meetings more efficient and effective.

Board members present were: Charles Schmidt, Arnold Martin, Gail Wells, Jim Wells, Don McGee, Anna Walther, Tom Hopwood, Nell Anne Hunt, Rick Lindsey, and Steve Schreur. Also present were: Kathrine Pennington of TLCA, Pat Naylor, and John DeMarco.

Board members not present were: Esther Nachimson and Jennifer Austin. In the absence of Esther, John DeMarco volunteered to act as Secretary.

The minutes of the October meeting were circulated earlier by Jim Wells to all board members for their perusal. Several changes were thought to be necessary. Rick Lindsey motioned to approve these minutes as amended. Tom Hopwood seconded and the motion passed unanimously.

Jim Wells earlier circulated copies of the Treasurer's Report as prepared by Gail Wells to the members of the board. Discussion ensued about some of the items on the Balance Sheet and the P&L Statement. Jim and Gail clarified these to the satisfaction of the questioners. Jim motioned to approve the Treasurer's Report as presented. Anna Walther seconded and the motion passed unanimously.

Jim Wells reported on the status of the arrangements for UHAOH's Annual General Meeting of the Members. All aspects appeared to be in good order. The AGM will be held in the Ball Room at the LCCC. An estimate of the attendance could not be made. However, Jim was hopeful that at least 80 members might come out inasmuch as Education was the theme of the event.

Jim also reviewed the formal agenda for the Annual Meeting stating that copies of the Treasurer's Report and the Minutes of last year's AGM will be made available to those interested. Jim advised that the Minutes of the 2013 AGM will be circulated to board members later this week to seek their comment &/or approval. Once this is accomplished, these minutes will be considered final. Pat Naylor concurred in this assertion.

Charles Schmidt raised a question with Kathrine Pennington respecting the number of postal cards sent to UH residents to announce the AGM. These were only 439 in number, whereas there are about 475 homes in UH. Charles opined that TLCA and UHAOH may be missing residents in their postal communications with residents by using the current mailing list. Kathrine said she would investigate the reason for this apparent anomaly.

Don McGee, as Chairman of the Nominating Committee, presented a listing of the UHAOH board of directors for the Annual Meeting. The Directors were grouped into the three classes as defined by their respective remaining terms of office. Candidates proposed for election to a three year term at the AGM are: Jim Wells, Kathrine Pennington, Eva Klassen, and John DeMarco. The consensus of the board was that these are worthy candidates.

Charles Schmidt remarked that Esther Nachimson was deserving of special recognition at the AGM because this will be the occasion of her retirement from the board after 10+ years of faithful service. Jim Wells motioned to present Esther with a floral bouquet at the AGM with a budget amount of \$75. Rick Lindsey seconded and the motion passed by acclamation.

Steve Schreur handed out a presentation on the program he developed for this year's Deck the Hills (DTH) event. Discussion ensued about the various aspects of the plan. Jim Wells questioned the fee amount shown for Steve Maddox, the Master Electrician. Rick Lindsey asked if these expenditures for the DTH event would "eat into" the monies obtained from redemption of the CD earlier this year. Charles Schmidt noted that \$2,000 of the proceeds from the CD already had been deemed to be allocated toward the replacement &/or addition of display figures for the DTH.

Steve motioned to approve the program as presented with the time set for 6:00 -7:30 PM, the Victorian Carolers light display purchased instead of the Cheery Carolers, and the fee for Steve Maddox adjusted appropriately. Anna Walther seconded and the motion passed unanimously.

Kathrine Pennington graciously offered to design and prepare postal cards and labels to announce the DTH event to UH residents.

Some concern was expressed about a contingency plan for the DTH event in case of inclement weather. There was also a possibility that the supplier of the light displays may not be able to meet our deadlines. Arnold Martin motioned that Long's Lighted Art be retained as the alternate supplier of these displays if any problems were encountered. Steve Schreur seconded and the motion passed unanimously.

Rick Lindsey reviewed the highlights of his presentation at the AGM relating to the Vision, Mission, Values, and Goals of UHAOH. All were in accord with his proposal.

Nell Anne Hunt presented a Realtor's Report for University Hills which already had been circulated to the board members by Jim Wells. Nell Anne noted that only 5 homes were currently on the market. Also, the DOM figures were trending lower. Yet the ratio of Sales Price to Living Area for actual sales remains at about \$95/sq. ft.

Tom Hopwood reported that the Yard of the Month for November was awarded to Vernon & Barbara Shoemaker at 613 Sonora Court.

Charles Schmidt added that the review recently conducted by Tom & Jan Hopwood and himself for the Homes of Distinction (HOD) awards was disappointing. Only 1 of 8 homes qualified for the 50-year HOD award and only 20 of 140 homes qualified for the 40-year HOD award. Discussion ensued about measures to alleviate this situation. Arnold Martin proposed that TLCA Covenant Enforcement Staff be made aware of these findings, albeit without specifying the exact nature of the deficiency(s) found at each home.

John DeMarco reported on his discussion with Mr. Walter Thomas, P.E. at the City of Irving's Public Works Department. Mr. Thomas advised that a project to replace both the water and the waste water lines underneath Hidalgo including La Vida Court was under consideration. The subsurface utility engineering survey mentioned in a recent letter sent to UH residents is the first step. Once the Engineering firm has developed plans and these are reviewed by PWD staff, a public meeting will be held with all residents invited. Mr. Thomas expressed sympathy to the concerns of residents that might be affected and welcomed any queries. He can be contacted at (972) 721-4677.

With no other business to conduct, Nell Anne Hunt motioned to adjourn the meeting. The time was 12:45 PM. There were many seconders and the motion passed unanimously.

The next Board of Directors meeting will be held at the Las Colinas Country Club on December 2, 2014, at 11:30 AM.

Respectfully submitted, John DeMarco on behalf of Esther Nachimson, Secretary