

# UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS

## MONTHLY BOARD OF DIRECTORS MEETING

DECEMBER 2, 2014

The meeting was called to order at 11:30 AM by the president, Charles Schmidt.

Board members present were: Charles Schmidt, Arnold Martin, Jim Wells, Tom Hopwood, Rick Lindsey, Eva Klassen, Kathrine Pennington, Nell Anne Hunt, and John DeMarco.

Board members not present were: Anna Walther, Gail Wells, Jennifer Austin, and Steve Schreur. Pat Naylor, Attorney in Fact to the board, was not present.

Eva Klassen was introduced to the other members by Tom Hopwood and Charles Schmidt. Eva Klassen along with Kathrine Pennington, Jim Wells, and John DeMarco, comprise the class of 4 directors elected to the UHAOH board at the 2014 Annual General Meeting (AGM) for a 3-year term of office.

John DeMarco noted that the UHAOH by-laws require an election of the Officers of the UHAOH Board of Directors at the first board meeting after the AGM. Arnold Martin motioned for approval the re-election of the officers from 2014 excepting John DeMarco will replace Esther Nachimson who had retired at the AGM. Accordingly, the slate proposed was; Charles Schmidt, President, Anna Walther and Jim Wells, Vice-Presidents, Gail Wells, Treasurer, and John DeMarco, Secretary. Charles asked if there were any other nominations. There were none. Nell Anne Hunt seconded the motion. The motioned passed unanimously.

The minutes of the November board meeting were circulated by Jim Wells prior to the meeting. John DeMarco motioned for approval of the minutes as presented. Eva Klassen seconded and the motion passed unanimously.

The minutes of the Annual General Meeting of the Members held on November 11, 2014, were circulated by Jim Wells prior to the meeting. Charles Schmidt asked if there were any comments or corrections. There were none. Arnold Martin noted that minutes of the AGM only can be approved at the next AGM. However, the board could endorse these minutes. John DeMarco asked if a quorum had been established at the AGM. This being uncertain, John proposed to contact Pat Naylor to ascertain the situation and report back with a full set of minutes for endorsement by the board.

Jim Wells presented the Treasurer's Report which had been prepared by Gail Wells. It consisted of a Profit & Loss Statement and a Balance Sheet for the year to date period ending November. Rick Lindsey inquired about the cash flow, i.e. did expenditures exceed income? Jim advised that the two were about in balance for 2014. Also, Jim noted that three programs; Spring Fling, Celebration of Lights (a.k.a. Deck the Hills), the Residential Directory, comprised 85 % of the operating budget. Consequently, if new programs were to be adopted, then cut-backs on these three items will need to be made. Rick offered that the Obstacle Course and the Face Painting could be curtailed at Spring Fling. Charles Schmidt cited the donation to the Flag Project (4<sup>th</sup> of July Event) as a potential for reduction. Tom Hopwood observed that the 40 and 50 year Home of Distinction awards purchased this year will be sufficient for many years to come.

Rick Lindsey commented favorably on this Treasurer's Report as well as the other Treasurer Reports issued by Gail Wells and motioned for its approval as presented. Kathrine Pennington seconded the motion. It passed unanimously.

Charles Schmidt asked about the status of preparations for the Deck the Hills (DTH) event scheduled for that evening at Pea Patch Lake. All seemed to be in good order under the capable direction of Steve Schreur.

Charles mentioned that a resident of UH had asked him about removing the Christian aspects of the DTH event such that it would be non-religious hence more inviting to all UH residents. Before opening the meeting to discussion, Charles added that he had sorted the names listed in the UH Residential Directory into Christian and non-Christian lots. While admittedly non-scientific, the result indicated about 8 % appeared to be non-Christian.

Various observations, comments, and suggestions were made by the board members. Some noted that the majority of DTH lighting displays depicted non-religious aspects of the Christmas Holiday such as fir trees, Santa Claus, toys, and presents, that the Farine Choir sing a medley of seasonal songs not just Christmas carols, that DTH program could be segmented into two parts with the manger scene left for later in the evening, that lighting displays depicting scenes from other religions could be added, that a formal survey of UH residents might be commissioned, and that an effort to seek specific proposals from non-Christian residents in UH for inclusion in the DTH program rather than deletions could be solicited. In the end no action was taken respecting any changes to the DTH program. Charles summarized the discussion saying that the board members are mindful of the issue and are open to suggestions for improvement to any program.

Rick Lindsey reported on the UHAOH Strategic Plan document which had been circulated via email on November 25. Rick provided updates on various aspects, e.g. the speed signs on Northgate (and later on Rochelle), outstanding need for a National Night Out coordinator, discussions with IPD about security cameras and other means of surveillance, use of social media sites, and development of a strategy to attract young families to UH and to foster their inter-action within the community.

Rick made reference to the City of Irving's Neighborhood Watch program document on Home Security sent around via email to coincide with National Night Out. Because it is filled with items of vital importance to residents, and yet no one seems to have read it, Rick asked this document might be included in the next issue of the UH Residential Directory. Jim Wells said he would investigate the cost of doing this.

Charles Schmidt noted that our next communication with UH residents will be the letter sent in late December requesting a \$50 donation for membership dues. Jim Wells co-ordinates this effort and stated that the letter will contain a paragraph wherein the benefits of UHAOH are extolled. Rick Lindsey asked if we might add something about the Strategic Goals for UHAOH and the importance of membership dues to support new programs being considered. Charles directed Jim & Rick to collaborate in the drafting of this letter.

Jim Wells noted that preparations for the issue of the 2015 UH Residential Directory are also on the near horizon. Jim stated that the efforts of Eva Klassen in managing the advertising sales for last year's directory were exceptional. He was hopeful Eva would be able to do an encore. Eva graciously confirmed her availability for managing the advertising sales and expressed her wish to assist in other aspects of the director publication.

Jim Wells brought forth his concerns about the recent spate of earth tremors in Irving. He opined that if these were to continue, then home values in UH will become severely depressed. Jim mentioned that no answers were forthcoming as yet to the questions asked in his email to Mr. Ralph Ellis, Jr., about the relationship between "fracking" and the mini earthquakes that we've been experiencing. Jim plans to contact others about this phenomenon and encouraged other board members to seek information from knowledgeable sources about this issue. Kathrine Pennington remarked that the Las Colinas Association (TLCA) had not addressed the issue, but that she would make enquiries there.

Kathrine Pennington reported that TLCA's move to the new administration building is on schedule for year end. In this connection the current TLCA office will close early on Wednesday, December 24, 2014, and will re-open at the new building on Monday, January 5, 2015. Of course, the Security Patrol will continue its operation 24/7 throughout this period.

Kathrine went on to say that the community meeting room in the new TLCA building will not be available until February. As stated by Rick Bidne at the UHAOH AGM, TLCA are inviting all HOA groups in Las Colinas to make use of this facility for their meetings and functions. Also, Kathrine advised that TLCA's Annual Meeting scheduled for March will be held in the community meeting room.

Kathrine made reference to the report by Tom Hopwood and Charles Schmidt at the last board meeting respecting the number of homes that did not qualify for the 40- or the 50- year Home of Distinction awards. She asked if a listing of these homes could be provided to TLCA for their review.

Tom Hopwood reported that his committee was awaiting confirmation of the Yard of the Month award. Tentatively, it is the yard located at 305 Rochelle Blvd.

Tom Hopwood announced that the annual Holiday Home Lighting awards program will be continued for this year. Jim Wells will send around a notice to alert UH residents. The judging will be done during the third week of December.

Nell Anne presented a Real Estate Report for UH which had been circulated by Jim prior to the meeting. There are 7 active listings and 14 sales have occurred in UH over the last 6 months. The ratio of Sales Price to Living Area remains about \$95/sq. ft., however. Nell Anne noted that homes which have been updated sell quickly and command a significant premium to those without an update. In response to a query from Rick Lindsey, Nell Anne advised that little to no “flipping” has been done in UH of late; at current price levels the upside is not there.

Charles Schmidt observed that the time remaining did not permit adequate discussions about the plans for UHAOH sponsored social functions in the coming year. Charles suggested this topic be deferred until the next board meeting, but requested that everyone come prepared with their best ideas.

It being 1:01 PM Kathrine Pennington motioned to adjourn the meeting. Arnold Martin seconded and the motion passed unanimously.

The next Board of Directors meeting will be held at the Las Colinas Country Club on January 6, 2015 at 11:30 AM.

Respectfully submitted,

John DeMarco, Secretary