

# UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS

## MONTHLY BOARD MEETING

FEBRUARY 4, 2014

The meeting was called to order at 11:31 A.M. by the president, Charles Schmidt.

All board members were present. They are Charles Schmidt, Jim Wells, Anna Walther, Gail Wells, Esther Nachimson, Pat Naylor, Rick Lindsey, Jen Austin, Tom Hopwood, Nell Anne Hunt, Steve Schreur and Arnold Martin.

Also present were: TLCA representative, Katherine Pennington, Don McGee, Garland Sherrod, Will Tolliver and Stephanie Santos.

The minutes of the last meeting, written and prepared by Anna Walther, were passed out to the board members present to read. Steve Schreur motioned to accept the minutes, with adjustments. Pat Naylor seconded the motion. The motion passed unanimously.

Garland Sherrod introduced Stephanie Santos and Will Tolliver from the Young Capitol Group. Their group purchased the property from Microsoft on the southwest intersection of Highway 161 and MacArthur. They stressed the importance of returning the ballots of the upcoming TLCA agenda by April 21 to approve the change of the zoning from office high rise to retail. This is a once a year vote. Fifty percent of returned ballots are necessary for passage. With approval, the organization is prepared to start the planning immediately and to break ground in the 4<sup>th</sup> quarter of this year. The build-out is expected to be between 12-45 million square feet. The project will produce 25-30 million in added taxes to the city. They have completed a traffic survey and are stressing the necessity for including proper turning signals at the property which will also help the egress into the Las Colinas Hospital across the street from traffic traveling South. Plans for the property include a national retail developer for a high end grocery store, such as Whole Foods and Central Market and other high end stores. They felt the area is ripe for such a development.

Katherine Pennington gave a report of properties being considered for new home construction. She said the mailing of the ballots is scheduled for February 23. Work is supposed to start on redoing the roads at Las Colinas Blvd. And O'Connor. She explained the reason for the long time it has taken to resurface O'Connor between Hwy. 183 and Rochelle. The contractors contracted by the City of Irving used subcontractors not under their complete control. They have assured this would not happen again.

Gail Wells, treasurer, reported that our bank balance is lower than this time last year. The only change from last months report was the addition of \$9,000 received for dues. This sum compared to \$13,000 this time last year.

Arnold Martin motioned to accept the treasurer's report. Anna Walther seconded the motion. The motion passed unanimously.

Nell Anne Hunt passed out the monthly real estate report. There are five homes on the market with an average cost per square foot of \$105.05. The plans for our Star Gazing Event to view Jupiter will be on Saturday, April 5, at the University of Dallas at 7:30 in the evening. Homemade Cookies and bottled water will be served. The shortage of funds will preclude serving pizza as we have done in the past.

Nell Anne motioned for an expenditure of \$500.00 for the event. Rick Lindsey seconded the motion. The motion passed unanimously. The mailing will go out next month.

Steve Schreur reported he and Rick Lively are working on the Spring Fling in April or May, the date to be determined. It will not conflict with the Star Gazing planned for April 5<sup>th</sup>. The budget for the Spring Fling will be contingent on our income.

Steve presented a paper reporting the result of the survey he conducted for the uses for the park at Rochelle and Northgate. The results of the poll taken recently on the proposed use of the park at Northgate and Rochelle are:

	YES	PERHAPS	NO	COMMENTS
PLAYGROUND	51.2%	7.0%	41.9%	
PARKING LOT	24.7%	4.7%	70.6%	
PASSIVE USE	61.3%	10.7%	28.0%	PLANTINGS, FOUNTAINS, GAZEBO, ETC
ELSEWHERE SITES	47.7%	16.9%	35.4%	USE FUNDS FOR CAMPION OR OTHER

These results came from 86 homes in the University Hills area. The next meeting of the Irving Parks and Recreation Board will be this coming Monday at 6 pm, City Hall. This meeting is not a public input meeting regarding this particular park but the agenda may well include this issue.

Steve Schreur, University Hills resident, is a member of the Parks and Recreation Citizens Review Board. Steve conducted the survey and analyzed the results as shown above. The people want a playground but not at Northgate. The board suggests Campion Trail is a better location as it already has the parking lots installed.

Steve asked for a vote from the board to release the results of the letter. Pat Naylor interjected that this report could not be released without a vote from the board.

Steve motioned that the letter about his survey be released, but not to include the last sentence. Esther Nachimson seconded the motion. The motion passed 8 for and 2 against.

Tom Hopwood announced the home of Rosemary Robbins at 3105 Coronado was selected at this months choice for Yard of the Month.

Don McGee, a past president, asked that we honor the memory of Martin Kahn by placing a plaque in the flower beds at Wingren Park. This was enthusiastically approved by common consent of the entire board.

Rick Lindsey reported the Spring Fling will not be May 2<sup>nd</sup>. He will propose an appropriate date at the next meeting.

Jim Wells gave a brief state of affairs of the monetary condition of the association. We are no where near our target budget of \$20,000.

Esther Nachimson motioned to adjourn the meeting. Anna seconded the motion. The motion passed.

Respectfully submitted,

Esther Nachimson,

Secretary