

UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS  
REGULAR MONTHLY BOARD OF DIRECTORS MEETING MINUTES  
October 4, 2022

The monthly meeting of the University Hills Association of Homeowners Board of Directors was called to order at 11:31 AM by the President, Tom Hopwood, on Tuesday, October 4, 2022. The venue is the Board Room in the Las Colinas Association's Corporate Office located at # 3838 Teleport Blvd. in Irving, TX. A Zoom videoconferencing platform was arranged to permit Board Members not able to be physically present to participate in the meeting.

A quorum of 9 directors was present including; Anna Walther, Rick Lindsey, Kathrine Pennington, Jim Wells, Nell Anne Hunt, Ottis Lewis, Charles Schmidt, and John DeMarco.

**Minutes of the September 2022 BOD Meeting**

Minutes of the September monthly Board of Directors meeting were distributed by John DeMarco via an email dated September 26, 2022. The minutes were accepted as presented.

**Treasurer's Report: September 30, 2022**

The Treasurer's Report for the 11-month period ending September 30, 2022, was distributed by Jim Wells via an email of the same date. A list of responses to potential questions accompanied the Treasurer's Report. There were no comments and the report was filed for the fiscal year's financial review.

**New Banking Arrangements with Capital One Bank**

Jim Wells reported that most of the changeover from Bank of the West to Capital One Bank has been completed as planned. However, some issues with recurring payment items remain outstanding. Jim and Anna Walther will devise a work-around to complete the changeover to Capitol One Bank.

**UHAOH Annual Budget 2022/2023: Development**

Tom Hopwood referenced discussions at the last meeting about the proposed UHAOH Budget for 2022/2023. Tom also distributed a hard copy of this budget proposal to the board members. (The budget document was attached as well to Tom's email dated September 28, 2022.)

One item required adjustment with this latest review. Basis advice just received from the City of Irving, the grant for the Great Flag Caper portion of the COI Neighborhood Association award to UHAOH will be \$ 235 instead of the \$1,000 requested in the UHAOH application. (Jim Wells noted that the GFC will not be short-changed with this development. Other HOA's participating in COI's Grant Program will be allocated more funds for payment to the GFC.)

The proposed budget was adjusted accordingly and the resulting balance is a deficit of \$ 2,530. Tom added the proviso that this deficit is within the accuracy of our budgeting process hence we can go forward on this budget and take measures at a later date to adjust the amount of expenditures and the events supported by UHAOH to conform to the actual income amounts received.

Rick Lindsey moved to adopt this budget for the 2022/2023 period. Nell Anne seconded and the motion carried. Tom will issue a copy of the approved budget forthwith.

### **COI Solid Waste Services Process Study**

Tom Hopwood related latest developments in this issue as reported at COI's Neighborhood Association Roundtable meeting held on September 22, 2022. Jim Wells added that COI's proposed hiring of a Consultant to conduct the study was not concluded. Instead, the study will be done in-house using COI staff. Jim opined that this may not bode well for residents, because there are no stipulations about public input to the process.

### **Adult Social Mixer: Thursday, September 15, 2022 (6-8 PM)**

Anna Walther, who served at the Reception Table for this event, reported an attendance figure of 85 and noted that everyone had a great time. Anna also cited several other favorable outcomes attributable to this event; (i) folks offering to host a future Adult Social Mixer, and (ii) several attendees who offered to volunteer for UHAOH tasks.

Tom Hopwood added that the event expenditures came in at \$ 400 less than the budget.

### **National Night Out: Tuesday October 4, 2022 at Flag Pole Hill (6:00 - 7:30 PM)**

Rick Lindsey, VP Activities, briefly reviewed the arrangements. A postal card designed by Kathrine Pennington was sent out to notify residents via USPS. Also, reminders were sent around by email. The event's program with full details, including the list of assignments for volunteers, was attached to Rick's email dated September 27, 2022. Rick is hopeful that all the invited dignitaries will be able to attend.

### **Annual General Meeting of the Membership: Tuesday, November 15, 2022 (6-9 PM)**

On behalf of Karen Martin, Committee Chair, Tom Hopwood reported that preparations are on-going and that Karen is assembling a panel of high-ranking City of Irving Officials as our guest speakers for the evening.

### **Deck the Hills: Sunday November 27, 2022**

Ottis Lewis, Committee Chair, advised that preparations have commenced. A check of the equipment along with the LCA electrical connections currently is underway. Also, Rick and Ottis will examine the lighted Christmas Trees to ascertain if they can be used again this year. If not, 4 bare-branch tree replacements may be needed. Ottis added that the newly refurbished "Holiday Greetings from University Hills" sign with its new LED bulbs is certain to be the highlight of all the light displays.

### **2023 Membership Campaign**

Anna Walther, Committee Chair, distributed a proposed letter to residents as the start of the 2023 Membership Campaign. All were in accord with the letter and wished Anna much success in the campaign. Membership dues are very vital to UHAOH's ability to carry out the programs and events throughout the year. Consensus was to mail the letter at mid-November so as to avoid the Christmas rush. (The final version of this membership letter is attached to Anna's email dated October 4, 2022.)

### **Nominating Committee**

Anna Walther, VP Administration, referred to the listing of Open Volunteer Positions, which she had circulated to board members earlier, and provided an update on the situation. Discussion ensued and several possibilities for candidates were mentioned. It was agreed that the recruitment of volunteers is an arduous task. More needs to be done, however, as board elections will occur at the AGM in November.

### **Real Estate Report**

Nell Anne Hunt distributed by hard copy a Real Estate Report dated October 3, 2022. There are 6 homes listed for sale in the University Hills area. Also, the 6-month average selling price for homes in UH was unchanged at \$166 per square foot of living area.

**40- & 50-Year Homes of Distinction Committee**

Tom Hopwood announced that Joyce Guedalia and he will constitute this committee until such time as a replacement is found for Charles Schmidt, who so ably created and chaired this committee over many years. (Subsequent to the meeting it was learned that Rosemary Robbins has agreed to become another member of this committee.)

**Yard of the Month: October**

Joyce Guedalia, Chair of the Property Appearance Committee, advised that the Yard of the Month for October is awarded to: # 405 San Jose (Brandy and Garland Mitchell).

**New Business: COI Charter Review**

Jim Wells noted that the City of Irving (COI) is inviting input from residents regarding possible changes to the Irving City Charter. This might be an opportunity to correct several deficiencies encountered recently with respect to Code Enforcement and to the Solid Waste Collection Process Study. Further details are reported in Jim's email dated September 29, 2022.

With there being no further business to conduct, Rick Lindsey moved to adjourn the meeting. Ottis Lewis seconded and the motion carried. The meeting was so adjourned by the President. The time was 1:02 PM.

The next regular meeting of the UHAOH Board of Directors occurs on November 1, 2022, at the same time (11:30 AM) and the same place (Board Room in the LCA Corporate Office at # 3838 Teleport Blvd., Irving, TX).

John DeMarco  
Secretary  
10/04/2022

Approved   X   or As Corrected      on