

UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS
REGULAR MONTHLY BOARD OF DIRECTORS MEETING MINUTES
August 1, 2023

The monthly meeting of the University Hills Association of Homeowners Board of Directors was called to order at 11:30 AM by the President, Tom Hopwood, on Tuesday, August 1, 2023. Venue is the Oxbow Room in the Las Colinas Association's Corporate Office located at # 3838 Teleport Blvd. in Irving, TX. A Zoom video-conferencing platform was arranged to allow Board Members to participate although not situated at the meeting site.

A quorum of 12 directors was present including; Rick Lindsey, Anna Walther, Jim Wells, Kathrine Pennington, Lisa Groehler, Michael Basoco, Karen Martin, Rosemary Robbins, Nell Anne Hunt, Ottis Lewis, and John DeMarco.

Minutes of the June 2023 BOD Meeting

Minutes of the June monthly Board of Directors meeting were distributed by John DeMarco as an attachment to an email dated July 20, 2023. The minutes were accepted as presented.

Treasurer's Report: June 30, 2023

The Treasurer's Report for the 8-month period ending June 30, 2023, was distributed by Jim Wells via an email dated June 30, 2023. 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.

Treasurer's Report: July 31, 2023

The Treasurer's Report for the 9-month period ending July 31, 2023, was distributed by Jim Wells via an email dated July 31, 2023. 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.

COI Neighborhood Association Grant Program

Jim Wells, Committee Chair, advised that UHAOH will not be awarded any monies under the 2022/2023 Grant Program additional to the grant that UHAOH already received (\$235). With respect to the UHAOH application for the 2023/2024 Grant Program, Jim prepared this document with the amount requested as \$1,750; Communications \$1,000 and Great Flag Caper \$750. Anna Walther has endorsed the application which document will be delivered to the City of Irving prior to the filing deadline of August 18, 2023.

UHAOH Budget for 2023/2024 Fiscal Year

Tom Hopwood referred to the 2023/2024 budget worksheet which Jim Wells prepared. This was distributed as an attachment to Jim's email dated July 23, 2023. Other references are Anna Walther's comments in an email dated July 31, 2023 and Jim's further comments in an email of the same date.

Tom Hopwood proceeded to lead the discussion on various sections of the Budget Worksheet. Agreement was reached on the income items and amounts. Also, agreement was reached on the administrative expenses section with will now include a new item; rental cost of a dedicated storage facility for UHAOH in amount \$ 1,200 per year.

UHAOH Budget for 2023/2024: Events

Tom Hopwood distributed an Events Schedule for 2023 dated 07/31/2023 and requested comment on this same set of events as being applicable to year 2024. The board voted in favor of all the events with the exception of National Night Out. Sentiment was that, although the principles of NNO are praiseworthy and esteemed, we have not been able to connect with residents on this event. Rick Lindsey moved that UHAOH cancel our hosting of such a NNO event for the time being. Nell Anne Hunt seconded and the motion carried.

UHAOH Budget Worksheet 2023/2024: Further Discussions

Tom Hopwood noted that more discussions are required at the next meeting to firm up the rest of the budget worksheet. In this connection, Tom requested the Event Coordinators to come forth with their best cost estimates for events and programs to enhance the quality of life for the residents of our community while living within our means.

The Budget Worksheet will be updated accordingly for continued discussions at the next meeting.

Annual Meeting: Tuesday, November 14, 2023 at LCCC

Karen Martin, Committee Chair, advised that the meal cost this year will be \$42, increased from the \$32 charged last year. Karen also noted that Hammond Perot, President of the Las Colinas Association (LCA), has been requested to be featured speaker at our meeting inasmuch as this is LCA's 50 year Anniversary.

Real Estate Report

Nell Anne Hunt distributed a Real Estate Report by email dated July 31, 2023, and by hard copy. There are 6 homes listed for sale in our area; 5 in University Hills and 1 in Alto Vista. Nell Anne further remarked that the six-month average selling price per square foot of living area for UH has increased to \$219.

Property Appearance: Yard of the Month for July

Joyce Guedalia, Property Appearance Committee Chair, advised that # 306 East Rochelle (Eric and Michelle Larson) was awarded Yard of the Month for July.

Property Appearance: Yard of the Month for August

Joyce Guedalia, Property Appearance Committee Chair, advised that # 308 Tampico (Rocky and Sandra Rosellini) was awarded Yard of the Month for August

Wingren Drainage Improvement Project

Tom Hopwood advised that the City of Irving's Wingren Drainage Improvement Project is nearing completion. However, there's another project yet to be undertaken; the resurfacing of Wingren itself.

New Business: Proposed Warehouse on Wingren

Rick Lindsey reported on his conversations with Nichols Park residents and their HOA with respect to a proposal to construct a warehouse on the property located at the intersection of Wingren Drive and Airport Freeway. A developer had entered discussion about such a warehouse with the City of Irving and its Planning & Zoning Commission. At the meetings, Nichols Park HOA emphasized the adverse effect of such commercial use situated in an area surrounded by residences and a private school. Presently, it's understood that the Developer has withdrawn the application for re-zoning. But Rick noted several other proposals for this property have been floated, hence continued vigilance is required to ensure that the Quality of Life issues for residents are sustained in the years ahead.

New Business: LCA Dues Assessment

In an email dated July 31, 2023, Jim Wells noted the objection voiced by some LCA homeowners to the Las Colinas Association's use of the "Market Value" for a property in computing the annual dues payment to LCA. This is in contrast to other property taxing entities, e.g. IISD and the City of Irving, which use the lower, "Capped Value" of the property.

Funds for the GFC: 2023

In an exchange of emails dated 9-12 June 2023, Anna Walther made a motion to pay the Great Flag Caper the full amount of \$1,000 approved for the GFC in the 2023 UHAOH budget. This amount will be in lieu of the lesser amount (\$235) which was awarded to U HAOH by the City of Irving Neighborhood Grant Program for the GFC. The motion was seconded and approved.

With there being no further business to conduct, Rick Lindsey moved to close the meeting. Nell Anne Hunt seconded and the motion carried. The President so adjourned the meeting. The time was 1:05 PM.

The next regular meeting of the UHAOH Board of Directors occurs on September 5, 2023, at the usual time (11:30 AM) and place (Board Room in the LCA Corporate Office at # 3838 Teleport Blvd., Irving, TX).

John DeMarco

Secretary

08/01/2023

Approved X or As Corrected on