

UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS
REGULAR MONTHLY BOARD OF DIRECTORS MEETING MINUTES
September 5, 2023

The monthly meeting of the University Hills Association of Homeowners Board of Directors was called to order at 11:35 AM by the President, Tom Hopwood, on Tuesday, September 5, 2023. Venue is the Board 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 while not being situated at the meeting site.

A quorum of 9 directors was present including; Anna Walther, Jim Wells, Lisa Groehler, Karen Martin, Rosemary Robbins, Nell Anne Hunt, Ottis Lewis, and John DeMarco.

Minutes of the August 2023 BOD Meeting

Minutes of the August monthly Board of Directors meeting were distributed by John DeMarco as an attachment to an email dated August 28, 2023. The minutes were accepted as presented.

Treasurer's Report: August 31, 2023

The Treasurer's Report for the 10-month period ending August 31, 2023, was distributed by Jim Wells via an email dated August 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

Anna Walther advised that acknowledgement had been received from the City of Irving respecting UHAOH's application for the 2023/2024 Neighborhood Association Grant. The amount requested is \$1,750. The amount awarded will not be known, however, until after COI has done their review of all the HOA applications submitted and all the funds made available by the City.

UHAOH Budget Worksheet for 2023/2024 Fiscal Year

Tom Hopwood referenced the 2023/2024 Budget Worksheet (Rev02) which was distributed as an attachment to Jim Wells' email dated September 4, 2023. Tom noted that agreement had been reached at the previous meeting on all the Income items listed along with the Administrative Expenditures, including the new item for UHAOH storage space rental.

UHAOH Budget Worksheet 2023/2024: Special Events

Tom Hopwood referred to the latest cost estimates for Special Events. Star Gazing and the Adult Social Mixer were acceptable as proposed. However, the Annual Meeting, Deck the Hills, Spring Fling, and 4th of July Concert events require more discussion and development. This must be done at the next meeting in order to firm up the annual budget for the 2023/2024 fiscal year.

Annual Meeting: Tuesday, November 14, 2023 at LCCC

Karen Martin, Committee Chair, advised that Hammond Perot, President of the Las Colinas Association, has accepted our invitation to speak at the Annual Meeting.

Star Gazing: Saturday February 24, 2024 at UD

Nell Anne Hunt (Committee Chair) advised that Dr. Richard Olenick has proposed Saturday, February 24, 2024, for the UHAOH Star Gazing Event at the University of Dallas Campus. This was accepted gladly.

Real Estate Report

Nell Anne Hunt distributed a Real Estate Report by email dated August 28, 2023, and by hard copy. There are 3 homes listed for sale in our area. Nell Anne remarked that the six-month average selling price per square foot of living area for UH was \$216. Also, two vacant lots were listed for sale in this report.

Property Appearance: Yard of the Month for September

Joyce Guedalia, (Property Appearance Committee Chair) advised 3700 Hidalgo (David & Kara Baxter) was awarded Yard of the Month for September.

UHAOH Residential Directory 2024

With reference to discussions at prior meetings, the publication of a new Residential Directory for issue in 2024 was agreed. As before, Michael Basoco (Directory Chair) was assigned full responsibility for the project. There will be no cost to UHAOH for publication of the Directory.

Lisa Groehler kindly offered to co-ordinate volunteers for delivery of the new directory to each residence.

Annual Membership Campaign: Due Date

Anna Walther, Membership Committee Chair, requested the deadline for the payment of annual membership dues and for the submission of directory information be advanced from January 31 to January 15. This will better coincide with the annual membership campaign. There were no objections.

Annual General Meeting: Election of Directors

Anna Walther, VP Administration and Chair of the Nominating Committee, advised that the terms of directorships for Kathrine Pennington, Lisa Groehler, Jim Wells, and John DeMarco will be completed this year. It has been the custom of UHAOH to accept the offer of a Director, whose term is expiring, to serve for another term. Accordingly, those Directors so inclined are requested to notify the Nominating Committee of their inclinations at earliest convenience. If any vacancies are resulting, the Nominating Committee will endeavor to bring forth qualified members of UHAOH for Board consideration as candidates for election as Director at the upcoming Annual General Meeting of the Membership..

Curb Numeral Painting Project

Discussions have taken place at the last several meetings respecting the benefits of curb numerals plainly visible at each residence. It was thought a curb numeral painting project by UHAOH might well be worthwhile. Such project would require a leader to coordinate the various aspects. As yet, no one has come forward to take on this responsibility. Anna Walther made a motion to suspend further consideration of such endeavor until a later time. Lisa Groehler seconded and the motion was carried.

Proposed Warehouse on Wingren

Further to the report made at the last meeting, the proposal to construct a commercial warehouse on Wingren at its intersection with Airport Freeway has not been abandoned by the Developer. Instead, the proposal has become an item for consideration by the City of Irving Planning & Zoning Commission at its meeting on September 5, 2023.

Nell Anne Hunt referred to Tom Hopwood's email dated September 1, 2023, respecting the warehouse proposal. She made a motion for the board to declare its full support of all those oppose the commercial warehouse along with the Board's complete opposition to the zoning change requested by the developer. Lisa Groehler seconded and the motion was carried.

New Business: Meeting Room Arrangement with LCA

Tom Hopwood advised that the arrangement with the Las Colinas Association for use of their Board Room as site of the monthly UHAOH Board of Directors meetings has been renewed for another year.

New Business: Special Meeting of the Las Colinas Association

Anna Walther drew attention to the notice from the Las Colinas Association dated August 25, 2023, stating that a Special Meeting of the members of the Las Colinas Association will be held on Tuesday, October 3, 2023. The purpose of this meeting is to consider amendments to the Supplementary Declarations No. 08, No. 26, No. 161, and No. 163. All are encouraged to attend or to vote by proxy.

With there being no further business to conduct, Ottis Lewis moved to close the meeting. Nell Anne Hunt seconded and the motion carried. The President so adjourned the meeting. The time was 12:59 PM.

The next regular meeting of the UHAOH Board of Directors occurs on October 3, 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

09/05/2023

Approved ___ or As Corrected ___ on