

UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS  
REGULAR MONTHLY BOARD OF DIRECTORS MEETING MINUTES  
March 5, 2024

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, March 5, 2024. Venue is the Board Room in the Las Colinas Association's Head Office located at 3838 Teleport Blvd. in Irving, Tex. A Zoom video-conferencing platform was arranged to allow Board Members to participate in the meeting while not being situated at the meeting site.

A quorum of eleven directors was present: Anna Walther, Jim Wells, Kathrine Pennington, Karen Martin, Rick Lindsey, Lisa Groehler, Michael Basoco, Nell Anne Hunt, Ottis Lewis, Tom Hopwood, and John DeMarco.

**Minutes of the February 2024 Board Meeting**

The minutes of the February monthly Board of Directors meeting were distributed by John DeMarco attached to an email dated February 24, 2024. The minutes were accepted as presented.

**Treasurer's Report: February 29, 2024**

The Treasurer's Report for the period ending February 29, 2024 was distributed by Jim Wells via an email dated March 1, 2024. 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.

**D&O Liability Insurance**

Further to discussions at the last meeting, Tom Hopwood sent an email on February 9, 2024, requesting board members to identify risks that should be covered by a D&O Policy.

On March 3, 2024, Tom forwarded an email from Chad Powell with price quotations for a D&O policy: two possible scenarios depending on number of members (300 and 512, the latter being the actual number of UHAOH members). Both quotations were higher than expected. The quote for 512 members was a \$3,015 premium with a deductible of \$5,000 per incident. Powell insurance has been the only agency we have found to date willing to quote event liability or D&O insurance to UHAOH.

Chad's email also included a list of the most common D&O claims against non-profit associations, which Tom reviewed with the board, one of them being the failure to adhere to the Bylaws. Discussions continued and it was agreed Tom would prepare a summary of UHAOH Bylaws for review at the April meeting to ensure the board members understood all obligations contained in the Bylaws. Further D&O insurance discussion will be on the agenda for the April meeting.

**Membership Drive**

In an email dated March 3, 2024, Anna Walther, Membership Chair, reported that there are now 320 paid Members, representing \$26,850 collected. (The tiers are Platinum 81, Gold 55, and Silver 184). Total number of paid members and the total amount collected for this year's campaign represent new highs compare to past membership drives. A round of applause was granted by members of the Board to Anna and her committee for a job well done.

**2024/2025 Resident Directory**

Michael Basoco, Chair of the Resident Directory Committee, advised that all goes according to plan in the production of the new directory. Anna Walther delivered the membership data base on schedule, the front

cover page has been selected, and the ad placements are all decided. Publication will go forward with expectation that the timetable for distribution to residents in the March/April period will be accomplished.

### **Stargazing: Saturday, February 24, 2024**

Nell Anne Hunt, Event Chair, in an email dated February 25, 2024, reported the largest turn-out ever and with a significant number of children. Everyone participated in science experiments in the lab as well as gazing at stars and planets with the large UD telescope. Nell Anne remarked that in fourteen years of holding the event, this year was the best ever. Tom also noted that the event furthers the educational objectives of UHAOH.

### **Spring Fling: Saturday, May 11, 2024**

Rick Lindsey, VP Activities and Event Chair, requested help in making this the premiere event for UHAOH. A list of volunteers and their activities was given to Lisa Groehler who will coordinate volunteers and their assignments for the event.

### **Committee Chair for the Annual General Meeting**

Anna Walther, VP Administration, announced that Karen Martin, Committee Chair for the AGM, will cede this position, effective immediately. However, Karen will continue as a member of the committee. Lisa Groehler will assume the Committee Chair position. In addition, Gwen Buhmann will continue as a member of the Committee. All were appreciative of Karen's excellent service that she rendered over the years as AGM Committee Chair.

### **Real Estate Report**

Nell Anne Hunt distributed a Real Estate Report by email dated February 29, 2024, and by hard copy. There are three homes listed for sale, all in UH. Nell Anne advised that the \$209 six-month average selling price per square foot of living area for UH represents an increase since last month.

### **Property Appearance: Yard of the Month for March**

Joyce Guedalia, Property Appearance Committee Chair, advised that 3708 Guadalajara Circle (Johnson family) was awarded yard of the month for March.

### **Rayleigh Underground Invitation**

Further to discussions at the last meeting, Tom Hopwood extended the invitation from Rayleigh Underground to UH residents on Friday, June 14, for a free drink (appetizers available). An invitation with details will be sent to residents by email. Tom noted this is not a UHAOH event.

### **New Business: Speed Indicator Signs on Northgate**

Tom Hopwood recognized Michael Basoco for his efforts with the City of Irving Traffic Department. The speed indicator signs on Northgate have now been returned, to the delight of residents.

### **New Business: Lighting Displays for Deck the Hills**

Ottis Lewis, Event Chair, remarked that an examination of our lighting displays after the event last year revealed that a large number of displays are in need of repair or replacement. Tom asked that a detailed summary of the situation be prepared to allow a considered evaluation by the board. Suggested options for its remedy should be included such that the board could make the best decision on a course to proceed.

### **New Business: Joint Event with University Park Estates**

Anna Walther advised that she had been approached by board member of UPE to make arrangements to hold an event with participation by members of both organizations. After discussion, it was decided that a committee be formed to evaluate the proposal. The committee members are: Tom Hopwood, Anna Walther,

and Rick Lindsey.

With there being no further business to conduct, Tom Hopwood declared the meeting adjourned. The time was 1:00 PM.

The next regular meeting of the UHAOH Board of Directors occurs on April 2, 2024, at the usual time (11:30 AM) and place (Board Room in the LCA Head Office at 3838 Teleport Blvd., Irving).

John DeMarco

Secretary

03/05/2024

Approved  or As Corrected  on \_\_\_\_\_