

**UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS
REGULAR MONTHLY BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 2, 2025**

Members Present

Tom Hopwood
Karen Martin
Anna Walther
Rick Lindsey
James Wells
Peter Garcia

Lisa Groehler
Sherri LeVan
Ottis Lewis

Members Absent

Kathrine Pennington
Rosemary Robbins
Suzannah Cronenwett

Call to Order – President Tom Hopwood called the regularly-scheduled first Tuesday of the month Noon meeting to order on Tuesday, September 2, 2025, at 12:04 p.m. in the Las Colinas Association Boardroom. A total of 9 directors present met quorum.

Secretary – Karen Martin – August 5, 2025 BoD Meeting Minutes were approved with corrections to the CD interest rates.

Treasurer’s Report & Investment Funds Plan – Jim Wells – Monthly financials were accepted as presented for financial review.

2026 Budget Adoption Discussion – With the exception of directory income vs. expenses, insurance and storage unit costs, all figures were submitted by the owner of each event in advance. **Action Item: How to reflect the “wash” from selling advertisements will be obtained by Peter Garcia before the October meeting. Ottis and Rick to obtain the DCURD storage unit costs (terminating the other contract), Tom will get insurance.**

Action Item: Increasing membership dues was suggested as an agenda item for the next meeting. Anna will produce an analysis to help guide the discussion to reach a course of action.

Officer and Committee Reports

Budgeted Events

Per Anna, the 2500 Forever stamps purchased in July will be allocated to each event for invitations.

2nd Fall Adult Mixers Date Change: Despite health challenges Ottis faces, he assured directors that he and Rosie will proceed as hosts of Oct. 23’s Oktoberfest Adult Mixer.

The board adopted a projected budget with expenditures that slightly exceed income. See attached for the overview details.

NEW 4th of July Event – In Suzannah's absence, Rick Lindsey moved the addition of a "simple" Fourth of July event not to exceed \$3K. Following discussion, the seconded motion passed with one dissension. Chaired by Cronenwett with help from Lisa Groehler, new volunteers will be required to cover for board members on vacation and attending the City-sponsored events.

Deck the Hills, December 7: Ottis will likely need back-up to produce this event. Rick Lindsey is the lead substitute.

Real Estate Report: Sherri LeVan shared September's real estate analysis report she called "slim pickings" with only one active and one pending listing. Of four closings, the average sales price was \$683K on listing of \$697K or 96%. The average sales price per square foot was \$220. The average availability was 39 days on the market.

Property Appearance: September YOM: Andrew and Joanna Rawicki, 300 E. Rochelle Blvd.

Announcements & UHAOH Concerns:

Karen Martin announced that Lisa Lake (Mrs. Harry, KOA Partners-Chamber Chair-Elect) of Café Rochelle, 500 E. John Carpenter, has a catering and floral business. She will ask her for a directory ad and proposed it might be a good spot for an after-meeting lunch sometime.

Elected officers received postcards inviting us to a Neighborhood Officer Roundtable/Dinner at City Hall on Tues., September 16 at 5:30 p.m. RSVP to Bethany Assels at 972.721.4969.

The meeting ended at 1:11 PM. Our next meeting is Tuesday, October 7 at 12 Noon.

Karen K. Martin, Secretary