

**UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS  
REGULAR MONTHLY BOARD OF DIRECTORS MEETING MINUTES  
FEBRUARY 3, 2026**

**Members Present**

Tom Hopwood  
Rosemary Robbins  
Suzannah Cronenwett  
Anna Walther  
Rick Lindsey

Ottis Lewis  
Lisa Groehler  
Peter Garcia-Pyle  
James Wells

**Members Absent**

Kathrine Pennington  
Sherri LeVan  
Karen Martin

**Call to Order** – President Tom Hopwood called the regularly-scheduled first Tuesday of the month meeting to order on Tuesday, February 3, 2026, at 12 noon in the Las Colinas Association Boardroom. A total of 9 directors present (0 online) met quorum.

**Approval of Minutes** – The December 2, 2025 BoD Meeting Minutes were approved as presented.

**December 2025 and January 2026 - Treasurer's Report – Jim Wells**

The group examined treasurer reports and discussed various budget matters, including annual meeting expenses which were under budget by a few hundred dollars while the meals budget was about \$300 short. Deck the Hills project was under budget by about \$300 and repairs were \$1,195 with a \$2,500 budget. Declining interest rates in the money market account was discussed along with the two CD's that will mature August 2026 and 2027. Report was filed for financial review.

**Officer and Committee Reports**

**Capital Projects Committee**

The Capital Project Committee reviewed the Christmas display conditions and discussed plans for new entrance signs with lighting.

- A. Most Christmas displays are OK and repairs for next year's budget should be approximately \$2,500. Suggestions from Board Members: Develop a theme and plan for new displays possibly including a photo op element, quality replacements for older displays and purchase during summer months to avoid stockouts.
- B. A sample picture showing an entrance sign designed by LCA's contractor was displayed. The initial quote for each sign was \$5,600 each, totaling \$22,400 for four. A meeting needs to be set up with contractor to discuss specifications for signs including size, lettering, lighting and locations. Additional quotes from other contractors will be needed. Las Colinas offered to handle landscaping and maintenance.

A Motion was made by Rick Lindsey and seconded by Rosemary Robbins for the Board to approve the existence of signs on the four entry points of UH. Motion passed.

It was suggested that the Fidelity money market account has \$12,000 that could be used for the sign project.

### **Event Insurance**

Tom has continued working with our current insurance agent to obtain quotes. Current quotes for around \$600 to \$700 for 7 events. He asked the Board for contacts or recommendations for insurance agents specializing in non-profit/corporate general liability insurance.

### **Membership**

Anna will email the Board the non-paid list sorted by street and asked each Board Member to help with membership and directory information from the remaining 236 non members. Currently we have 271 paid members and have collected \$30,125.

### **Residential Directory**

Peter is on schedule working on ads and will begin collecting the money.

### **Events**

|                             |                               |
|-----------------------------|-------------------------------|
| <b>Deck the Hills</b>       | underbudget. See notes above. |
| <b>Adult Mixer – Spring</b> | April 9                       |
| <b>Spring Fling</b>         | May 9                         |

**Real Estate Report:** None.

### **Property Appearance:**

January – Stephen & Karen Bullitt, 721 E. Rochelle  
February – Bill & Susan Doyle, 4017 Wingren

**BoD Officer Succession Planning and Open Positions** – Tabled due to time restraints

**Curb Numbering Project Discussion** – Tabled due to time restraints

**New Business – None**

### **Announcements:**

Atmos update: Block A is included in the replacement for a complete system overhaul.  
Rick requested the Board ask LCA to assist having the Dart Silver Line a no horn near the current railroad tracks.

Our next meeting is March 3 at 12 Noon. The meeting ended at 1:20 PM.

Anna Walther for Karen Martin, Secretary