

**UNIVERSITY PARK PATIO HOMES ASSOCIATION**  
**Minutes of Board of Directors Meeting**  
**REGULAR SESSION**  
**March 10, 2025**

The meeting of the Board of Directors of the University Park Patio Homes Association was held on Monday, March 10, 2025 at University Baptist Church, 16106 Middlebrook Dr., Houston, TX 77059, Room 103/105. A quorum was established by the presence of Pat Farrell, Liz Louis, Donna Roberts, Sandra Wilson and David Kean. Rachel Castrilla was present representing Community Management Solutions, Inc. - University Park's Homeowners Association.

The meeting was called to order at 6:01 pm.  
Pat Farrell opened the meeting with the Pledge of Allegiance.

**GUEST SPEAKERS**

In attendance were:

- Rex Lindberg, The City of Pasadena, Director of Community Relations
- Hal Burke, Neighborhood Network Manager

Rex Lindberg went over current Pasadena construction projects to improve drainage, utilities, and beautification. He also spoke about the Pasadena Convention Center expansion, adding a 7,500 seat arena, and how the project would be an economic driver for Pasadena, bringing jobs, hotels, and tourists. The project is slated for completion by December 2026.

Hal Burke passed out folders with city communication resources, calendar of events, and save-the-date notices. The next Pasadena Shred Day is April 26<sup>th</sup> at the Water Building on Southmore, with a limit of 4 boxes. He told us University Park was the first community to turn in their 2025 matching grant applications, and that Pasadena had 45 neighborhoods participating in the program this year.

**SECRETARY'S REPORT – BOARD MEETING MINUTES**

The minutes were reviewed by the board and Pat Farrell made a motion to approve the October 21, 2024 minutes. Liz Louis seconded the motion, all in favor, motion passed.

**TREASURER'S REPORT-FINANCIALS**

Dave Kean reviewed the January & February 2025 financials, stating that the community was in good shape and currently under budget. Our insurance premiums only increased 10% for 2025.

**COMMITTEE REPORTS**

- A. ARC Committee-Pat Farrell mentioned that installing a generator requires homeowners to submit a HIA approval form as well as City of Pasadena approval.
- B. Beautification Committee-"Yard of the Month" awarded to Kim & Paul Smith.
- C. Social Committee-Sandra Wilson let attendees know the next neighborhood dinner was scheduled for 3/26/2025 at Angelo's Italian at 6:00 pm, and was a good opportunity to get to know your neighbors. She asked that everyone RSVP by the Monday prior to the dinner.

**NEW BUSINESS – Pat Farrell**

- A. Grants have been submitted for the 2025 Matching Grant Program - our beautification projects include:
  - a. Tree Enhancement along Bay Area Blvd.
  - b. Tree Enhancement in Common Park Area.
  - c. Power Washing of the Walking Path in Park.
  - d. Neighborhood Night Out – 10/07/2025
- B. Maintain Trees along Park Shadows – Annual Tree Maintenance
- C. Current Irrigation System and Electrical issues – the flood light is out at the rear entrance to Park Shadows due to vandalism, and the irrigation backflow preventer in the park is leaking. Repairs are scheduled.
- D. Hog Fence vandalism – occurred two times – first removing 10 panels of the fence and then taking the gate off its hinges. Repairs were made and the fence is intact.
- E. Property Violation Issues – homeowners were asked to do the routine home maintenance necessary to keep our aging community looking beautiful, and to prevent the association from having to send out violation notices and impose fines.

**COMMENTS FROM HOMEOWNERS**

-A homeowner addressed a complaint to Rex Lindberg regarding Frontier Waste Solutions and the trucks not picking up the trash in the time window promised. He will call Frontier to address this issue.

-A homeowner said that the trees along Park Shadows have roots that have come through the backyard and cracked the house foundation. It is the homeowner’s responsibility to put in a root barrier to prevent this from happening---particularly for the properties backing onto the community greenbelt areas with trees.

-A homeowner mentioned there were ants on all the sidewalks throughout the neighborhood and asked if the association would consider the treatment to remove them as a grant project.

-A homeowner asked about the status of fiber optic from AT&T being available in our community. It was discovered that parts of the subdivision already have it-but most do not. It was recommended homeowners contact AT&T to see when it will be available to them.

**ADJOURNMENT**

The meeting adjourned at 7:14 pm.

**EXECUTIVE SESSION**

- A. Review Delinquency Report
  - B. Review Architectural Control Comprehensive Report.
- The executive session adjourned at 7:37 pm.

Respectfully submitted,  
By Donna Roberts  
HOA Secretary

Approved by,

  
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Board Member

03/13/25  
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