

**UNIVERSITY PARK PATIO HOMES ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
**May 9, 2022**

The Annual Meeting was held at University Baptist Church, 16106 Middlebrook Dr., Houston, TX 77059, Room 103/105 on Monday, May 9, 2022. Board members present were Pat Farrell, Liz Louis, Phyllis Tacquard, Donna Roberts and David Kean. Mary Ellen Strebeck, Association Manager was present representing Community Management Solutions, Inc. (CMSI).

Pat Farrell called the meeting to order at 6:03 p.m. Quorum was verified with 14 homeowners present and numerous proxies received. Pat Farrell led the group in the Pledge of Allegiance.

**WELCOME**

Guest-City of Pasadena Neighborhood Network Specialist Lupita Monreal-handed out flyers for June 4<sup>th</sup> Community Safety Fair & Hurricane Workshop and July 4<sup>th</sup> Pasadena Convention Center Fireworks. She also confirmed she is working on bumping the Neighborhood Matching Grant Program bid requirement dollar amount up from the current \$1,500.00.

**MINUTES**

Donna Roberts had all present review last year's annual meeting minutes. Pat Farrell made a motion to accept the Annual 2021 Meeting Minutes. Phyllis Tacquard seconded the motion, all in favor, motion passed.

**ELECTION**

Mary Ellen Strebeck opened the election and asked for nominations from the floor. Candidates for re-election were Pat Farrell, Phyllis Tacquard, and Donna Roberts. Charles Davis made a motion to accept nominations by acclamation, Pam McVeigh and homeowners present seconded the motion, all in favor, motion passed.

**2022 ANNUAL MEETING PRESIDENT'S REPORT-GRANT UPDATES / FINANCIALS**

A. Pat Farrell reported that all the Pasadena Grant Projects for 2022 have been completed and submitted for reimbursement: Walking Path Improvement for Park; Aluminum Fence Replacement at Front Entrance; Granite Monument Repair. The projects totaled \$17,000.00 and the Pasadena Grant Program will be reimbursing \$8,500.00-50% of this. No funds from UPPH's reserves were used.

B. Phyllis Tacquard reviewed the 2022 Financial Report including Budget, Expenses and Capital Reserves. The community is in good shape with healthy reserve funds. After a question from a homeowner, Phyllis confirmed that almost 80% of the annual budget goes towards the landscape contract including scheduled lawn mowing of homes, common areas, and esplanade, mulch, and tree maintenance.

**COMMITTEE REPORTS**

ARC Committee-New revised ARC Guidelines have been updated per the new Texas Legislation Laws effective September, 2021.

Beautification Committee-University Park is again participating in the Boy Scout Flag Program. Homeowners are encouraged to also participate for \$40.00 per year.

Social Committee-Monthly Neighborhood Dinners have been resumed and April's was a great success, held at Lucho's Tex-Mex. Lauren Hill has assumed the role of heading the social committee, taking over for Pat Farrell.

**OLD/NEW BUSINESS**

2022 Activities Recap in Addition to Grant Projects:

- Annual Tree Maintenance on Bay Area Blvd. was completed by Justin’s Tree Service.
- Resident Electronic Directory-this project will not be going forward due to low participation from homeowners.
- Flood Lights at entrances need repair or replacement, and we will be requesting bids to determine how to proceed.

**OPEN FORUM**

A homeowner asked the Board if No Exit street signs can be put up to discourage increased traffic in the community-possibly due to motorists thinking streets are an outlet to Park Shadows. Mayor Jeff Wagner, who made a surprise appearance, will see if his public team can put up signs-TBD. Another homeowner made note of the fact that many of the house numbers on the front of UPPH homes are faded and hard to read. Pat Farrell suggested that homeowners can fill in the numbers by using a permanent Sharpie marker.

**REMINDERS**

Pat Farrell discussed Friendly Neighborhood Reminders including checking our University Park website ( [www.ourparkbench.com](http://www.ourparkbench.com) ) for current neighborhood information, and homeowners making sure their email is on the distribution list; referring to the Architectural Review Guidelines and submitting required applications for home improvements; common neighborhood maintenance items and courtesies such as power washing driveways, cleaning or painting to remove mildew, weeding flower beds and trimming trees over sidewalks, etc.

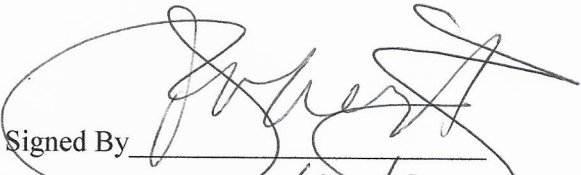
**ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

**ELECTION RESULTS**

Pat Farrell (President), Phyllis Tacquard (Treasurer), and Donna Roberts (Secretary) were elected to the Board for another two-year term. Liz Louis took over as Vice President, and Dave Kean took the role of Director.

Respectfully Submitted  
Donna Roberts, Secretary

Signed By   
 Date 5/16/2022