

UNIVERSITY PARK PATIO HOMES ASSOCIATION
Minutes of Board of Directors Meeting
April 26, 2021

The monthly meeting of the Board of Directors of the University Park Patio Homes Association was held on Monday, April 26, 2021 at University Baptist Church, 16106 Middlebrook Dr., Houston, TX 77059, Room 103/105. A quorum was established by the presence of Pat Farrell, Phyllis Tacquard, Liz Louis, Donna Roberts and David Kean. Mary Ellen Strebek was present representing Community Management Solutions, Inc. - University Park's new Homeowners Association.

The meeting was called to order at 6:04 p.m.

Pat Farrell opened the meeting with the Pledge of Allegiance.

INTRODUCTION

Pat Farrell introduced Mary Ellen Strebek to the new homeowners attending as our representative for our new HOA-Community Management Solutions, Inc. Mary Ellen has greatly assisted with our transition from ASSOCIA.

GUESTS

No guests attended the April 26, 2021 meeting.

HOMEOWNERS' INPUT

A homeowner asked if anyone knew why the walking paths in front of the Boeing building and our neighborhood were not replaced since all of the sidewalks on Bay Area Blvd. were recently replaced with concrete. It was noted that this is a Harris County project. Phyllis Tacquard volunteered to follow-up with the county to see if and when the remaining paths will be redone.

Another homeowner asked if we could get a new community directory, since our last directory was from 2014. This lead to a discussion of getting homeowner's permission-and it was agreed that a consent form would be mailed along with the Proxy Ballot prior to the Monday, May 24, 2021 Annual Members Meeting---and those who gave their permission would be included in the updated directory. To save costs, this revision will be done electronically with a PDF (or similar) emailed to homeowners.

A homeowner asked if parking on the street was permitted and if this issue was addressed in our deed restrictions and guidelines. The Board is looking into this issue as it is most likely a city ordinance and not a deed restriction violation.

JANUARY 2021 MINUTES

Pat Farrell reviewed and made a motion to approve the January 25, 2021 minutes and Phyllis Tacquard seconded the motion, all in favor, motion passed.

TREASURER'S REPORT-FINANCIALS

Phyllis Taquard gave the Financial report stating University Park is in good shape, and the new HOA management fee gives the Board an excess of \$270.00/month---and to date we are not over budget.

COMMITTEE REPORTS

ARC Committee - Community Variance voted on and approved to allow almond/tan windows and grids-with grids still being required on the front windows.

Beautification Committee – University Park is participating in the Boy Scout flag program for our entrances that will provide 6 flags for \$150.00/year for the holidays specified.

Social Committee – There was nothing new to report since the neighborhood dinners have been put on hold due to Covid.

OLD/NEW BUSINESS

A. Pat Farrell updated us on the 2021 Pasadena Neighborhood Matching Grant program grant projects that had been approved:

- a. Repaint the lettering at the entrance monuments (\$1500) completed.
- b. Leyland Cypress trees will be planted along the property line perimeter to provide a visual barrier to apartments (\$1500). There was a delay due to the 15 gallon size trees on the bid not being available-so double the amount of smaller trees will be planted instead.
- c. Power wash public sidewalks at entrances and specific sidewalks in subdivision (\$1500) completed.

Also, the tree trimming project with Justin's Tree Service had been completed in the park.

- B.
- a. Ed Wright (Gulf Coast Landscaping) replaced the plants in the beds at our community entrances that died due to the freeze for a \$500.00 charge.
 - b. New signs to "Pick Up Your Dog Poop" had been ordered and are being installed.
 - c. There is a crack in the front monument on the right at the Bay Area Blvd. entrance that we are calling to get a repair estimate on.

C. Enviro-Pest Control Vote. The board voted and approved the granule application based on 2.56 acres of park space (\$1,250) for ant control. The treatment lasts a full year and we will look at this being an approved grant project for next year.

ADJOURNMENT

There being no further business to come before the Board of Directors from attendees, the meeting adjourned at 7:04 p.m.

EXECUTIVE SESSION

- A. Discussion of Reserve Study and how University Park is on the mark in most areas. The only initiative will be to increase our reserve contribution from \$3,000 to \$4,000 for 2021. Possible future projects will include repairing/replacing the wrought iron gates, rebar repair of brick walls, and sidewalks levelled.

Respectfully submitted,
By Donna Roberts
HOA Secretary

Approved by,

Board Member
5/11/2021
Date