

UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS  
MONTHLY BOARD OF DIRECTORS MEETING  
November 4, 2015

The meeting was called to order at 11:30 A.M. by the president, Charles Schmidt.

Board members present: Arnold Martin, Jim Wells, Steve Schreur, Anna Walther, Nell Anne Hunt, Rick Lindsey, Tom Hopwood, Eva Klassen, and John DeMarco.

Board Members absent: Kathrine Pennington, Gail Wells, and Pat Naylor.

Others present: Claudia Bracero, resident of Alto Vista, and Don McGee, former President of UHOAH and current Chairman of the Nominating Committee.

John DeMarco presented the minutes of the October meeting. These minutes had been dispatched earlier by email. John made a motion to approve the minutes. Anna Walther seconded and the motion passed.

John DeMarco presented the minutes of the Annual General Meeting of the Membership held on November 11, 2014. Rick Lindsey made a motion to endorse these minutes. Tom Hopwood seconded the motion and the motion passed. (These minutes will be presented to the members of UHAOH for their approval at the upcoming AGM.)

Jim Wells presented the Treasurer's Report for the YTD period ending October 31, 2015. Total Assets are \$ 25,759 and the Net Income is \$ minus 1,240. Jim added that not all the expenses for the recent NNO event were included. John DeMarco motioned to approve the Treasurer's Report as presented. Anna Walther seconded and the motion passed.

Charles Schmidt referred to the email relating to the Zero-Based Budgeting Process and its attachments. It was sent by Jim Wells to board members on October 30. The pro forma 2016 budget therein shows a shortfall of revenues vs. expenses of \$1,775. Jim explained some of the assumptions made in its preparation.

Rick Lindsey requested that focus of the zero-based budgeting efforts should not be only the cutting of costs and programs. Instead, a holistic approach should be taken whereby some expense items are regarded as "investments" to attract new and increased dues payments from members along with donations from benefactors.

Charles challenged everyone to come to the December meeting with their best ideas and to be fully prepared to establish a zero-based budget for UHAOH's operations throughout calendar year 2016.

Steve Schreur reviewed the status of arrangements for the Deck the Hills, a.k.a. Celebration of Lights. Steve re-affirmed various details and assignments with each of the responsible parties. (The program developed by Steve was approved at last month's meeting.) The event will be held on December 1, 2015, at Pea Patch Lake.

Arnold Martin suggested that some media attention be secured for Deck the Hills as was done so well for the recent NNO. Charles Schmidt mentioned that "sponsorship boxes" had been deployed at DTH in years gone by to help offset expenses. Nell Anne Hunt volunteered to make these available.

Nell Anne Hunt related her recent encounter with a bit of serendipity. She found a banner advertising UH as “The Next Hot Neighborhood” is available for a cost of only \$185. (For reference, this banner was subject of an exchange of emails in August after the article appeared in D Magazine. At that time the estimated cost for the banner was in excess of \$300.) Tom Hopwood added that a small version of the banner would have an immediate and continuing impact as an adjunct to the photos taken for the Yard of the Month. Tom made a motion to approve the purchase of a banner and a smaller sign at an expense of no more than \$250. Rick Lindsey seconded and the motion was carried.

Rick Lindsey made reference to the letter from Kathrine Pennington dated November 1, 2015, which set forth the proposed arrangements for the AGM to be held on November 10, 2015. All agreed that Kathrine had developed a great work plan. Also, Rick summarized the comments he intended to make at the AGM as one of the featured speakers. All were in accord with this.

Tom Hopwood announced that 3209 Coronado Street (Stephen and Melanie Hollabough) was awarded Yard of the Month for November.

Tom Hopwood advised that the Property Committee had designated ten and six residences, respectively, as worthy of the 40-Year and 50-Year Homes of Distinction award. This is a remarkable achievement and the special HOD signs with posts will be distributed to the awardees forthwith.

Anna Walther requested that the list of Homes of Distinction awards for this year be forwarded to Wolfgang Walther, UHAOH Webmaster, for posting to the UH website. Anna also remarked that Wolfgang is ever seeking news items to post to the website. Anna encouraged everyone to visit the new UH website as a regular part of his/her daily routine.

Tom Hopwood announced that the judging for the Holiday Lighting Contest will take place on Monday, December 14, 2015. This event, too, is featured on the home page of the new UH website.

Nell Anne Hunt presented the Realtor Reports for University Hills and for Alto Vista. Currently, there are 9 and 2 homes, respectively, listed for sale in UH and AV.

Anna Walther mentioned that the playground equipment at North Gate Park is installed and the landscaping looks to be complete. A date has not been promulgated for its formal opening. Nonetheless, some people were seen already taking advantage of the recreational opportunities available there.

Don McGee advised that the terms of office for Anna Walther, Nell Anne Hunt, and Rick Lindsey will expire this month. However, each has affirmed that he or she is ready, willing, and able to serve for another term. Don noted the two vacancies on the board were created by the resignations of Gail Wells and Steve Schreur. Candidates for these two directorships are being considered for nomination at the up-coming AGM. Any suggestions in this regard will be welcome. As approved at the last meeting, the vacancy created by the resignation of Jennifer Austin is being filled by the appointment of Claudia Bracero.

Charles Schmidt advised that he has made contact with the Office of Student Employment at UD to identify any students who might have interest in working on advertising sales for the 2016 Directory. Jim Wells noted that no responses were received from residents to the broadcast email sent asking for volunteers to oversee the directory advertising campaign.

Eva Klassen commented that her friends expressed interest in a digital directory. The concerns about security and privacy issues that arise when using such a format are acknowledged. Eva will research on what others do to address these concerns.

It being 1:01 PM with no further business to conduct, John DeMarco made a motion to adjourn the meeting. Nell Anne Hunt seconded and the motion passed.

The next meeting of the UHAOH Board of Directors will be held on December 1, 2015; same time and same place.

Respectfully submitted,  
John DeMarco, Recording Secretary

11/04/2015