

UNIVERSITY HILLS ASSOCIATION OF HOMEOWNERS
MONTHLY BOARD OF DIRECTORS MEETING
September 1, 2015

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

Board members present: Arnold Martin, Anna Walther, Jim Wells, Kathrine Pennington, Nell Anne Hunt, Tom Hopwood, Pat Naylor, and John DeMarco.

Board Members absent: Gail Wells, Rick Lindsey, Eva Klassen, and Steve Schreur.

Others present: Claudia Bracero, resident of Alto Vista.

John DeMarco presented the minutes of the August meeting. These minutes were circulated earlier by email. Arnold Martin motioned the minutes be approved. Nell Anne Hunt seconded and the motion passed.

Jim Wells presented the Treasurer's Report for the period ending August 31, 2015. Total Assets are \$ 27,692 and the Net Income is \$ 694. The Treasurer's Report was approved as presented.

Jim Wells went on to note the continuing erosion in the YTD Net Income figure and referred to last month's meeting when the topic of a Reserve Fund for UHAOH was tabled. Discussion ensued about the appropriate amount for such a reserve, the use of a lock box, and the procedure for accessing the reserve fund were the need to arise. Also discussed was the use of a zero-based approach for establishing the annual budget.

Jim Wells proposed to establish a Reserve Fund using UHAOH's CD as the designated account (amount ca. \$16,000). In addition, an annual zero-based budget procedure with strict controls on expenditures would be commenced. Tom Hopwood seconded the motion and the motion passed.

Pat Naylor distributed a proposed resolution whereby the existing UHAOH Bylaws will be amended to include the homeowners and residents of Alto Vista as members. Pat explained this needs to be endorsed by the UHAOH board at the next meeting. Then the proposed amendments will be referred to the members of UHAOH at the Annual General Meeting of the Membership in November for their approval.

Charles Schmidt expressed gratitude to Pat Naylor for his excellent work and requested board members to review the proposal and come to the October meeting ready to vote their approval..

Tom Hopwood reported on the status of preparations for the National Night Out event to be held on October 6, 2015. The estimated expenditure is \$1,500. Tom also noted that monetary and in kind donations for this event have been received from more than several UH residents, all of which are greatly appreciated.

Nell Anne Hunt distributed Real Estate Market Reports covering activities in both University Hills and Alto Vista. Currently there are 6 and 2 homes, respectively, listed for sale in UH and in AV.

Nell Anne Hunt reported that Lisa Hill, the new Principal of the Farine Elementary School, attended the start of the year get together for the volunteers from UH who will be serving Farine students. Last year's volunteer program was a huge success and it is hoped this year will be even better.

Nell Anne Hunt mentioned that the Great Flag Caper will be one of the charitable organizations available for donations during the North Texas Day of Giving scheduled for September 17, 2015.

Charles Schmidt referenced the upcoming Annual General Meeting and asked for comments about the tone of the event; e.g. more socializing and less formality. Spirited discussion ensued with the consensus being that less time ought to be allotted to the four featured speakers. The Las Colinas Country Club is affirmed as the venue for reasons of cost, convenience, and familiarity.

Anna Walther offered to develop with LCCC catering staff two options for the dining at the AGM; buffet vs. full service. Anna will solicit the assistance of Molly Kahn in this endeavor.

Charles Schmidt circulated the City of Irving Neighborhood Grant Application Form for signatures. Ten members are needed to validate its submission. The residential directory is specified as the UHAOH project.

Charles Schmidt reported on the meeting with representatives of LCA and the City of Irving along with several attorneys to address the problem with short-term rentals occurring at 3813 Wingren Drive. The owner will be advised of the deed restrictions that apply to any rental arrangements.

Tom Hopwood announced that 3411 Gentry Road in Alto Vista was awarded Yard of the Month for September. This is an historic event; it's the first time ever YOTM for an Alto Vista residence.

Tom Hopwood read a thank you letter from Molly Kahn who expressed her heart-felt appreciation for the plaque placed in Wingren Park in honor of her late spouse, Martin Kahn, for his many years of service to the University Hills community. Molly Kahn loved the bouquet of roses, too.

Kathrine Pennington advised that the Las Colinas Association will be sending information shortly to members about proposals for Supplementary Declaration changes attending to several new developments. Members are urged to review these materials and vote their proxies accordingly.

Kathrine Pennington noted that the Texas Proton Therapy Center has commenced operations, albeit on a limited basis. This might be an opportune time for a tour of the facility by board members. Kathrine will seek to obtain a suitable date for such a visit.

Jim Wells advised that, although several parties expressed interest in assuming some of the duties he performs as Communications Director, no one has come forward. Anna Walther remarked that her husband, Wolfgang, is giving consideration to the Web Master position. Jim and Anna will pursue this.

Anna Walther suggested that another message be sent to the residents asking for volunteers for the open positions in the communications arena along with other areas of UHAOH activity. Charles Schmidt and Anna Walther will prepare an appropriate message for Jim to broadcast.

Kathrine Pennington asked if several UHAOH directors might attend a meeting with LCA Security Staff and residents of La Villita. The purpose of the meeting is to acquaint La Villita community leaders with the neighborhood safety and security measures practiced by UHAOH. Arnold Martin and Rick Lindsey were volunteered for this.

It being 12:59 PM Arnold Martin made a motion to adjourn the meeting. John DeMarco seconded and the motion passed.

The next meeting of the UHAOH Board of Directors will be held on October 6, 2015; same time and same place.

Respectfully submitted,
John DeMarco, Recording Secretary

10/12/2015