

University Oaks Civic Club Board Meeting Minutes
Meeting Conducted via ZOOM
May 13, 2020

Board Members Present: Everette Penn, Chris Hollings, Mitch Glassman, Sandra Buckner,
Dustin Windham & Gwen Corolla.

Meeting call to order by Everette @ 1935
Last Board Meeting for this term and for this board.

Minutes from the April meeting were submitted.
Motion to accept was made and seconded and voted by the board unanimously to be accepted.

Treasurer's Report

Annual assessments 173/211 properties have paid, 83% as of April 30 2019
On exactly on track with last year

Budget

Received \$2450 maintenance fees
\$34437 for the year with a target of \$40,000
Expenses: \$1881-Security
\$886-Landscaping
Double due to cashing 2 checks in April
\$265 reimbursement for social events, etc.
\$120 mosquito control
Total for April \$3178
Net decrease of \$700 in account
Overall Budget is progressing as usual or under budget.

Audit-

Verifies the transactions recorded actually took place
Received an unqualified opinion
For years 2018-2019
2 different board records
Both came back clean
Auditor will share recommendations for easier audits
Audit and recommendations will be made available to all owners
David Coym -Audit committee chairman
Audit committee responsible for reviewing all financial records
Just received audit materials and tax reporting materials
Ad Hoc Audit Committee is still working
Report should be ready by September meeting
Tax returns are straight forward and simple
This year done by auditor and more detailed
Have been turned over to the Audit Committee
Will be distributed to all homeowners in next few weeks.

Question: Should audit report be accepted into record via motion as document of the association

Motion made by Mitch and seconded by Chris to be accepted into record by the board.

Vote would be on external audit report.

Accepted unanimously

Question: Have the non-profit filings been caught up?

Chris-2018 has been filed, 2019 currently being filed

No recent notices have been received from IRS regarding 2018

Previous issues were resolved

2019 currently being reported and filed by the auditor

Davis-University Oaks was behind in their tax filings

In 2010 there was a considerable effort made to get caught up

A review was done then but no audit

Now catching up on by-law requirements

Deed Restrictions

Sandra

2 projects submitted for approval:

4361 Harvest-exterior and interior remodeling

4395 Varsity-exterior and interior repairs

Trash pick up

Architectural Guidelines

Ready to submit Architectural Guidelines to board for vote

Thanks to the Architectural Committee, Ad hoc Guideline Committee and the Coym

Family for hard work and input

Not a perfect document but well done.

Has undergone several revisions after comment-finally ready for vote by the board.

Question: Any significant changes since April 28

Some technical terms were removed, grammar corrected and typos corrected

Changes regarding driveways and flatwork were made

No substantive change was made from May 10th document

Discussion: Inconsistency between Deed Restrictions (DR) and Architectural Guidelines (AG) was raised

Some things in DR shouldn't be and some things in AG should be but aren't

Driveway issues, fences

These issues are all covered in either DR or AG.

AG developed to cover topics the DR did not

Driveways and flatworks are not included in AG but should be included in AG

Will add clarity

The University Oaks AG does not dictate to the city what it can permit.

Mitch-motion to accept Architectural Guidelines

Seconded by Gwen

Discussion

Document can further changed or tweaked.

Doesn't require 75% homeowner approval for changes

Just board approval

Voting on a foundation document that can be changed or improved as needed

Document was written and sent to neighborhood for comment then made revisions and document made ready for vote.

Driveways were brought up as item for addition to not needing permitting according to AG

Vote on acceptance of Architectural Guidelines was taken

Ayes: Gwen, Mitch, Sandra, Roy, Dustin

Guidelines were accepted. Will be recorded at Harris County Clerk's Office

David Coym- happy the document passed and will be recorded.

Wilbert Taylor thanked all on committee and others who helped get the document done.

Social Committee

Looking for suggestions

Next big event is in October

Use summer to come up with suggestions

Security

Nothing significant to report

Security detail reported a suspicious vehicle was food delivery person

Reminder to all to wear masks

Damage to sign at Macgregor and University

Sign appeared bent

Was a simple repair

Announcements

Last meeting for Dustin and Sandra THANK YOU! for serving on the Board

1,2 &4 Saturday can receive free food

9a-12n

Wednesday 11a-2pm lunch & meals

Under 18 only

Motion to adjourn-Mitch

2nded by Chris

Meeting Adjourned at 2035