

University Oaks Board Meeting Minutes  
October 13, 2021

Meeting called to order by Everette @ 1932

Board members present: Everette, Roy, Gwen, Wilbert, Doug, Chris Absent: Ed

Minutes for September Meeting

Motion to accept by Gwen, 2<sup>nd</sup> by Doug; accepted unanimously

Finance Committee-Stuart and Everette

I'm working on a balance sheet: UOCC Financial Report October 2021

*Beginning Balance \$6,202.32 Operating Account* with two expenses out of current budget being PO Mailbox \$284 annual, and Socialistas \$23.24

*October Expenses \$4,617.24 Operating Account* to approve new balance of \$1,585.08 ending for October 2021. Total ending balance is \$193,580.71 October 2021

1. 1,485 Security Officer Garza
  2. 1,485 Security Officer Guille
  3. 750 Deed Restrictions
  4. 140 Mosquito
  5. 450 Lawn Care
  6. 23.24 Socialistas reimbursement
  7. 284 Postmaster PO Box Annual Rental
- No pending vendor balances, and all are current.

Not in balance is future 2021 revenue \$200.00 Zelle (Sherry Williams) and pending \$10,400 for 52 statements with \$2,600 for 13 past due citizens. Ready to validate with Christopher Hollins template and 2020 printed statements for carryover balance \$13,000 to close year.

Regards, Stewart.

Architecture Committee-Wilbert

1 application in September-approved

Deed Restrictions-Doug

3 new Members: Elizabeth Wheeler, Blair Brogan, Shawn Coleman  
new ideas and perspective

Feedback from 1<sup>st</sup> set

people acknowledging deficiencies

asking for more time while finding contractors and/or materials for fix up

no problems so far

Preparing to send out 2<sup>nd</sup> set of letters

Neighborhood driven by 2 board members and 1 person from Management Company (MC)

Pictures are taken by MC and DRC committee members

Letters are reviewed by DRC committee prior to being sent out

Little sterner than the first

Still Neighborly

Some members will go to knock on doors and offer help

Use violations have not been addressed yet

Working towards a plan of enforcement

#### Security-Roy

No new incidents have been reported to me.

Report of backpack and computer stolen from car

Thief broke in window

Chose not to report incident

Occurred on Rockwood.

Question was raised regarding parking signage

Requested clarification on where and when residents can park on the street.

Security will check it out.

#### Website-Chris

Changes were made to font color on website to make it easier to read.

Still looking for curated pictures of the neighborhood events

#### Social Committee-Gwen

Rocktober Fest

October 23 5pm-7pm

Something on every street except Macgregor

No art cars this year

Police will be at Gwen's house

Newsletter is delayed

Will be published.

#### New Business

1. Board Member Change
2. Legislative Changes
3. Moonshot Participation

#### Board Member Change

Treasurer did not meet obligation and attendance requirements

He was contacted and informed of planned action today

No response

Everette assumed treasurer position and asked Stuart Gwynn to help out

Stuart has been helping since July

Will accept treasurer's position if nominated.

Motion by Chris to remove Edwin Alexander from the University Oaks Board of Directors due to excessive absence.

2<sup>nd</sup> by Gwen; No questions or discussion

Vote: Aye 6 Nay 0

Motion by Chris to appoint Stuart Gwynn to the vacant board seat for this remaining term.

2<sup>nd</sup> by Doug; No questions or discussion

Vote: Aye 6 Nay 0

Stuart accepted the position.

### Legislative Changes

Security Fencing and other measures

The Architectural Committee (AC) has reviewed the legislation and makes the following recommendations:

#### **NEW SECURITY MEASURES POLICY**

During the recent 87<sup>TH</sup> State Legislative Session, which was held last summer, new statutory laws were passed that affect the governance of Property Owners Associations (POAs) that are to be adopted by University Oaks Civic Club. One of them is the new Security Measures Policy. This policy stipulates that property owners cannot be prohibited to install security devices such as motion detectors, cameras and perimeter security fencing. Our Attorneys forwarded a draft proposed policy for the purpose of the University Oaks Civic Club (UOCC) to set standards for security fencing. Pursuant to review of the Security Measures Policy proposed by our Attorneys, the Architecture Committee (AC) offer the following for your review, consideration and input in reporting this during the Wednesday, November 10, 2021, Open Board Meeting:

#### Part 3, b. Type of Security Measure Fencing

- (i) Materials can be either steel, wrought iron or aluminum. It states wrought iron in the last sentence of this paragraph. It states 8' in height. The AC recommend 5' ht. on N. MacGregor Way and 4' on all other streets. Comments during the October 13<sup>th</sup> meeting suggested allowing wood pickets.
- (v) Decorative elements or embellishments are prohibited. Comments suggested artistic elements be allowed, as exists in UO today.
- (iv) Color to be black.

- (x) Prohibited materials are stated.
- (xi) No vines or vegetation shall be allowed.

Part 4. The AC recommends that Security Measures stated, such as Burglar Bars, Security Screens, and Front Door Entry Door Entryway Enclosures, be deleted.

An additional comment that was made during the October 13<sup>th</sup> meeting, was to advocate to the community that it maintain its historic character of no fencing being allowed in the front of all lots.

The AC found the remainder of the Policy acceptable. The Attorneys have advised getting this Policy voted upon in the earliest properly scheduled Open Board Meeting.

Please forward any additional comments and recommendations you may have, to [wotaylor58@gmail.com](mailto:wotaylor58@gmail.com), by Monday, November 1, 2021, so that a final report of recommendations for the new Security Measures Policy for University Oaks Civic Club, can be made at the November 10, 2021 Open Board Meeting.

UOCC Architecture Committee

After discussion of above recommendations:

- Wilbert will publish an article in newsletter regarding changes.
- Invited questions will have another discussion at next meeting.

Doug reviewed the other legislative changes regarding:

- Religious displays
- Hearings for redress of HOA decisions
- Management Certificate
  - Records fees charged for various transactions
  - Motion to submit management certificate Gwen;
    - 2<sup>nd</sup> by Wilbert
    - Vote: Aye7 Nay 0

Moonshot

- Let neighborhood know of possibility of community composting
- What is next step
- Place article in newsletter
- Will bring back to board meeting in 1 month
  - Will vote on participation in community composting (Moonshot)

Announcements: Meeting is 2<sup>nd</sup> Wednesday of every month-November 10, 2020

Motion to adjourn: Roy, 2<sup>nd</sup> Doug

Meeting adjourned at 2041 hrs.

