**University Estates Homeowners Association**  
Board of Directors Meeting  
February 14, 2024 – 6:00-7:15 p.m. via Zoom

1. Ratify all decisions made via e-mail – Motion Passed (6 yea, 0 nay)
2. The following officers were elected for the 2024-25 year (6 yea, 0 nay)
   1. President – Jeff Findlay
   2. Vice President – John Wharton
   3. Secretary – Jim Strode
   4. Treasurer – Ken Cutright
   5. Member at large – John Molinaro
   6. Member at large – Steve Davies
3. Anticipated New Expenses for 2024-25
   1. Monument repair: The monuments on each side of the boulevard need to be repaired and may cost approximately $10,000. The cost will be shared with other neighborhood partners.
   2. Social event: The board plans to provide Kona Ice sometime this spring. The cost will be approximately $500.
   3. Mailbox light upgrades: The board discussed purchasing consistent light bulbs for those that have burned out. Steve Davies will review Walnut Court lights and John Wharton will review the rest of University Estates for burned out bulbs.
   4. Website expense: The website costs the HOA $300/year and needs to be reviewed. Jeff Findlay will update the website with minutes and other important documents.
   5. Accounting (M&S Accounting): This expense costs the HOA a few hundred dollars a year. Ken Cutright will review whether the HOA retains the firm due to the cost. The board discussed using e-mail to invoice residents for dues, as well as continuing to use Zelle for electronic payment.
4. 2024-25 Dues – $250/year – Motion Passed (6 yea, 0 nay)

It was noted that the HOA will need to pay for ½ of the electricity for the new streetlights (approximately $1,800 annual expense)

1. Status Update on Bylaws and CC&R Revisions – Jeff Findlay e-mailed our attorney to determine the status of revisions. Revisions were focused on cleaning up the document and making minor revisions. We expect to have the final bylaws by the end of February. Residents will have to vote to ratify the updates.

*Submitted by Jim Strode*