

University Estates HOA Annual Meeting
January 13th, 2025
The Falls Apartments Clubhouse

- I. Finlay called the meeting to order at 7:00 p.m.
- II. Roll Call – All active board members introduced themselves (Finlay, Wharton, Strode, Cutright, Molinaro, Davies)
- III. Proof of Notice of Meeting – Strode provided evidence of 10 proxy votes, and there were 12 properties represented live at the meeting, so quorum (16 properties) was met.
- IV. Minutes – There were no minutes to approve.
- V. Treasurer Report
 - a. Cutright presented the Profit and Loss Statement from January through December, 2025. At present, the HOA has \$17,576.71 in the bank.
 - b. UEHOA 2025 board will make the final determination of annual dues based on anticipated expenses.
 - c. The 2024 annual dues were \$250.
- VI. Election of Board Members – The following members were elected to the 2025 board:
 - a. Ken Cutright
 - b. Steve Davies
 - c. John Molinaro
 - d. Jim Strode
 - e. John Wharton
 - f. Neil Bernstein
 - g. Polly Sumney
- VII. Unfinished Business
 - a. Revision of the CC&R and By-laws – These were delayed by edits from the attorney and are awaiting board approval.
 - b. Entrance and exit monument remediation – There are two bids to replace the current monuments. This will be an action item for the new board (apartments agreed to pay 25%; the office park is considering contributing as well).
 - c. 682 Traffic – The board continues to be aware and engaged in the issues associated with traffic on 682.
- VIII. New Business
 - a. Solar lights – Wharton presented how the City of Athens (Andy Stone) will be replacing the solar lights by May 15th, 2025. The project will require electric work.
 - b. Woods Edge – Wharton discussed the finances behind the condominium project near Walnut Court. There will be 46 townhouses, priced at \$297k. Concerns were shared about the wear and tear on the roads from the construction trucks. Wharton discussed that the City of Athens will be responsible for refurbishing the roads since they are providing the infrastructure for the project.
 - c. Internet – A question regarding fiber options for internet was raised, as Spectrum controls the infrastructure of the neighborhood. Wharton agreed to contact Andy Stone about this issue.
 - d. Board leadership – Phillips discussed an idea for a new structure of board leadership (ex - finance, communication, architecture).

IX. Announcements

X. The meeting was adjourned at 7:45 p.m.