

2014 Quarterly Board Meeting University Place Condominiums (Second Quarter)

****Second quarterly meeting was not formally held due to only Roger-President and Joey-Century21 representative were present. All discussion items from second quarter have been added to third quarter****

2014 Quarterly Board Meeting University Place Condominiums (Third Quarter)

Date: 09/24/14

Time: 5:30 pm

Location: Century 21 Leasing Agency
903 Texas Ave. S
College Station, TX 77840

Board Members Present:

Roger Martinez – President
Dillon Lackey – Vice President
Terry & Lori Fry - Secretary

Century 21 Representatives Present:

Terry Thigpin
Joey Condon

Items of Discussion:

- Hot tub has been repaired
- Pool light has been repaired
- Several fence pickets have been replaced and part of fence falling in front of building 529
- Maroon Lounge chairs have been taken from the pool area. Things to consider: Keypad installation on pool gate to keep all non-residents out? Thursday, Friday, Saturday night City of College Station Police Officer Patrol.
- We are working on contacting contractor to check railing on balconies, siding replacement, and "pigeon issues". (Roger checking into)
- Exterior of buildings need to be pressure washed. (Roger checking into)
- Discussed taking measurement of breezeways and stairs to see about adding a surface material that will keep concrete from looking dingy.
- Mowing- David O'Neill is currently mowing this property. We have received bids from other companies however currently we have no issues therefore we will discuss again in January to see if this needs to be reevaluated.
- Resurfacing has been done on the parking lot near bldg. 527. We need to restripe fire lanes and add Blue/Handicap symbol. Checking to see if it would be more cost efficient to purchase a heavy duty parking lot striping machine. If so, consider splitting the cost with other Condominiums through Century 21 leasing and housing machine there as well.
- Riser in Fire suppression system burst. This has been repaired by Walt Childress.
- Fire Inspector has fixed panel circuit board

- Dirt has spilled out into the parking lot after the repair of the Riser. (Roger will have Ramiro Tirado remove the dirt from the area.)
- Bldg. 519 Unit 304- Bullock blew out of commode and caused flooding down to unit 204 and 104. Insurance is currently looking into this.
- We have transferred \$65,000.00 out of our main account to a reserve account at Prosperity Bank
- Several sprinkler heads are off. Sprinklers will stay turned off until 1.) Diagnostics are run on system as run times are not properly set. Possibly 15 minutes per zone 2.) Sprinkler heads have been repaired/replaced 3.) Siding has been repaired
- April 2015 is our next insurance premium payment. We will pay in full as we have in previous years

- HOA Dues- Delinquent account were reviewed. All large balances were discussed. Specifically Melinda Biersdorfer \$3983.78, payment plan is in place and she continues to double up on her payments. Nick and Frank Bregman paying an extra \$100.00/monthly to get caught up. Sandra Molina \$1,085.00, paid \$6,500.00 in February and hasn't paid since. Joey Condon (C21 Rep) is currently checking into legal proceedings regarding this matter.

Reminder- HOA dues can be mailed in or paid for on the Website with an additional \$5.00 Service fee.

Our HOA dues of \$150.00 has remained the same since the inception of the UPC. As previously mentioned, we need to consider increasing our HOA dues. In order to maintain our property value, or increase the property value, we need to increase our monthly home owner's dues.

Below are some areas that need to be considered for renovation.

- Resurface parking lot and restripe. This is a major expense
- Paint fence around entire interior complex which includes the pool area
- Remove gravel out of Volleyball pit and replace with "volleyball court" sand
- Possibly replace siding with hardy plank on all buildings. This will be better to prevent water damage and increase value of property
- Possibly replace sprinkler system
- Replace entire outside fence. The fence is wooden and 10+ years old. We have patched it up for years and it looks extremely worn.