

University Estates North Homeowner's Association
Board Meeting Minutes
January 20, 2022

Attendance:

Will Brown, John Henry, Katherine Fauss, Eliot Johnston, Jim Lewis, Nicole Ressler, Scott Ressler, David Roffino, Jim Shepard

Location: Ressler Residence (1804 Campbell Trail) and Zoom

Will Brown brought meeting to order at 6:15PM on January 20, 2022.

Discussions:

1. Board members and committee gathered to discuss neighborhood covenants and begin process of determining if any should be revised. Currently, there are seven sets of covenants.
2. There used to be an architectural control committee.
3. Those in attendance reviewed covenants and casually discussed covenants prior to the arrival of Jim Shepard. It is noted the original covenants are dated 4/04/1973 and revised on 4/18/1978, 2/04/1980, 2/27/1981, and 7/14/1983.
4. Jim Shepard arrived to volunteer his guidance and Will summarized prior conversation.
5. It needs to be clarified if 75% approval of entire neighborhood lots or 75% of lots in each of the six phases is required to amend covenants.
6. Will asked Jim when presenting possible revisions, what language needs to be used? Jim recommended the exact language of the covenant.
7. An example brought up was revising fence height from six feet to eight feet. It needs to be specified fence height does not exceed eight feet. It needs to be further detailed that includes height of lumber as opposed to height from ground. It also needs to clarify acceptable materials for fences.
8. It was noted the covenants are included in deed restrictions at closing.
9. Jim recommended having a consolidated list of covenants that are active.
10. David asked Jim Shepard if he thought a title company should do the work to locate all seven versions of the covenants. Jim Shepard was of the opinion that the time to locate all of the covenants would be minimal.
11. Will asked what the enforcement mechanism should be. The response was friendly persuasion. Covenants can be more particular than city ordinances because of contracts.
12. Need to review covenants and determine which ones to keep, change, eliminate, or add.
13. Jim Lewis will see if covenants are valid.
14. Scott and Nicole will read over covenants to examine differences among the versions.
15. Jim Shepard volunteers for future assistance.

New Business:

None

Next Meeting:

TBD. Will reconvene once old covenants are reviewed.

Meeting adjourned at 7:05 PM.