

University Heights Phase 1 Owners Association, Inc.
ANNUAL GENERAL MEMBERSHIP MEETING
University Heights Leasing Office
3612 Kenyon Drive
College Station, TX 77845
January 29, 2024
6:00 PM

Minutes

1. Preliminary matters:
 - Mr. Patterson called the meeting to order at 6:01 pm
 - Mr. Patterson introduced the current board members, ACC committee member, and the Coleman & Patterson representative in attendance. Board members: Mr. Tom Patterson, Mr. Scott Ball, and Ms. Margo Wall were in attendance. ACC member Ms. Kayla Slack was in attendance via zoom. C&P representative Ms. Lauren Reed was in attendance.
 - Meeting attendance was recorded in person and via zoom.
 - A quorum of members was present
2. Status Reports:
 - Financials
 - i. Members were presented with the 12 months of FY23 financials.
 1. Several issues were addressed. Townhome insurance increased. Expenses had been reclassified with a more accurate split between townhomes and single-family homes. A two-tiered HOA dues structure was implemented 7/1/23 due to this.
 2. The monthly HOA dues will be reassessed after several costs that are renewed in the spring are known.
 - ii. FY24 board approved budget was presented.
3. Amenities.
 - Plans to clean and repair the volleyball court will be completed soon.
 - The basketball court fence repair has been approved and will be completed soon.
 - When the basketball court fence is repaired, one half of the court will be striped for pickleball use.
4. Landscape.
 - The roses and ligustrums will be trimmed in February.
5. Election of Members for 2024 University Heights Board of Directors.
 - Vote was conducted for the 2024 Board.
 - All current board members were re-elected.
6. Adjournment
 - Mr. Patterson adjourned the meeting at 6:22 pm.

Minutes by Ms. Margo Wall, HOA Secretary

Approved at the 6/20/2025 Board of Directors' meeting