

University Grove Homeowners Association
2007 Annual Meeting Minutes
Tuesday, October 16, 2007
Falcon Heights City Hall

President Russell Hobbie called the meeting to order at 7:10 p.m. with 36 households in attendance.

Bell Museum Update

Scott Lanyon, Director, Bell Museum, gave an in-depth description of the new Bell Museum facility that will hopefully be built on the corner of Larpenteur and Cleveland in 2009-2010. The facility will use all of the land of the present soccer field. There will be three main areas to the new museum: One will be a free section with a café and free exhibits, the second will be the side where you would have to pay to see the exhibits, and the third will be the landscaping which will contain a variety of diorama-like features including a pond. Lanyon asked for volunteers to sign up to receive information on the museum on an ongoing basis and then in February write letters to legislators in support of the project. He asked that everyone attend the Support the University Day on February 20th at the Capital Building in St. Paul.

Government and Community Relations, U of M

Margaret Wolff introduced herself to those at the meeting.

Approval of the 2006 Annual Meeting Minutes

The minutes were approved with no corrections.

President's Report

The report is available separately.

Secretary/Treasurer's Report

Rose Cherlin gave the report. The Grove collected \$2624.61 in dues, contributions and Web posting fees. Expenses were \$2401.81. There was a net gain of \$222.80. Eighty-six households paid their dues last year compared to 34 the prior year. Next year, if the same number of households pay their \$15 dues, the total income will be \$1290. Expenses were projected for fiscal 2008 to be \$1640. Expenses will be more than income. Cherlin recommended that the UGHA continue to collect dues of at least \$15 per household, continue to charge \$250 for a web listing, and continue to ask for additional contributions in order to meet expenses into the future. The email list should help keep costs down next year and into the future. The Treasurer's Report was approved.

UGIO (University Grove Information Officer) Report

The report is attached to these minutes.

Mayor's Report

Mayor Sue Gehrz announced that after this year our new Mayor will be Peter Lindstrom. Gehrz talked about Parking Permits and the increase in the fee for the new year. The University is trying to identify what lands it owns will be used for the soccer fields displaced by the new Bell

Museum and for intramural fields. One possible location would be near City Hall and up to Community Park.

The University is working on a Master Plan. Mayor Gehrz is part of the planning group and is working to protect the neighborhood. Peter Lindstrom will be representing Falcon Heights in the future. The City has a website with more information on it.

There is a new Central Pediatric Clinic at Larpenteur and Snelling where you can take children on weeknights and weekends for urgent care. The building at that location is now full.

Gehrz encouraged all members of the Grove to go to the City's website and sign up to get e-mails of crime alerts and other information that they choose. On Saturday, November 10, plan to meet Barbara O'Leary and other members of the Community Emergency Response Team to talk about Winter Safety issues.

She thanked those in the Grove who have gone through the training to become members of the Community Emergency Response Team (CERT). We have the highest per capita membership in the nation.

Election of Officers

President Hobbie requested additional nominations from the floor for each position. There were none. The 2008 slate of new Officers was unanimously approved as submitted by the Steering Committee:

President: Kathleen Sellev

Vice President: Caprice Nicoli

Secretary/Treasurer: Richard Hudock

Revision of Bylaws

The Bylaws were reviewed by an ad hoc Committee and the Steering Committee for suggested changes. Someone suggested from the floor that each fiscal year be named for the calendar year in which the closing date (Aug. 31) occurs. An oral vote to approve the amendments to the bylaws was unanimous. However, a quorum (52 households) was not present, so a special ballot will be required. *(Sixty affirmative votes (and no nays) were received by special ballot. The revised Bylaws are adopted.- RKH)*

Campus Circulator

The pros and cons of changing the route that the Circulator bus takes were discussed. No change was made.

Old Business

There was no old business.

New Business

The yield sign on the corner of Hoyt and Fulham has been moved back about 50 feet. That corner needs to have better signage or perhaps a mirror. *(A stop sign has been installed at this intersection.-RKH)*

The corner of Cleveland and Hoyt is very dangerous for pedestrians to cross there, and better signage is needed. Fluorescent crosswalk signs around the crosswalk were suggested once and the County said no. We each should contact the county about these signs. Since it seems to be a budget issue, we were encouraged to contact County Commissioner Janice Rettman.

Someone asked whether the University was going to do anything about the dead trees in the commons area both east and west of Coffman. Last spring Hobbie requested of Susan Weinberg that this be taken care of. It was done about 1 day after the request was made. Perhaps the University does not have the funds to care for that area. Residents can try calling Susan Weinberg.

There was discussion about having a page in the Directory that would give the names of contractors and other workers with whom we have had good or bad experiences. We were reminded that this issue has been discussed before and that we would expose ourselves to possible law suits. A suggested alternative is to create a blog tool on the Grove website for individuals to post opinions about contractors they have used.

Mayor Gehrz reminded us that the city pays so that we can access the website of the Minnesota Housing Resource Center. It contains all kinds of information. A link can be found on the city's web site.

Adjournment

The meeting was adjourned at approximately 9:10p.m.

Respectfully submitted,
Rose Cherlin

President's Report

Thanks to Susan Harding, Rose Cherlin, Karen Kloser and the Block Representatives for all their hard work. Thanks also to Jeff Roberts, Gene Ozasky and Sarah Chambers for the Young Parents' party, to Peter Mercer-Taylor and Helen Foster for National Night Out, and to Susan Harding and Tony Dean for the picnic.

Kevin Silverstein chaired the committee that got us such favorable rates for our trash pickup. He was assisted by Lou Hirsch, Rebecca Montgomery and me, but Kevin did all the heavy lifting.

In May I asked a Marketing Committee consisting of Carol Klee, Diane Young, Joe Kelly, Karen Kloser, Michelle Hallaway, and Pat O'Leary to assist me in coming up with better ways to market Grove houses. I described our ideas in last June's Newsletter. For now I just remind us that it is very important that all Grove homeowners be notified when a house is available and that we pay attention to these notices. We can post brochures where we work; we, too, will be selling some day.

A Bylaws Committee consisting of Rose Cherlin, Markus Keel, Phil Shively Carol Weisberg and me came up with the amendments which are recommended for approval tonight. I am grateful for their diligent and thoughtful work.

The Association was asked by Susan Weinberg in the Real Estate Office to consider modifications to Exhibit A of our lease, which discusses such issues as setback lines, drainage, landscaping, driveways, other exterior improvements, and maintenance of lots and common areas. I am grateful to Mark Brunberg, Terri Cermack, and Barbara Lukermann for reviewing this exhibit with me. We all felt that we should make as few changes as possible. Other than a grammatical improvement and the removal of an extraneous right bracket, the only thing that concerned us was the statement in Section 5.1 that requests for approval of satellite dishes will invariably be denied. There are a number of small Direct-TV dishes in the Grove. However, we don't really need to modify Exhibit A, because it turns out that Federal regulations prohibit us from making such restrictions:

In 1996, the Federal Communications Commission (FCC) adopted rules for Over-the-Air-Reception Devices ("OTARD" rules). The OTARD rules prohibit restrictions on a property owner or tenant's right to install, maintain, or use an antenna to receive video programming from direct broadcast satellites (DBS), broadband radio services (formerly referred to as multichannel multipoint distribution services or MMDS), and television broadcast stations (TVBS). However, there are exceptions to the OTARD rules, including provisions for safety and preservation of historic areas. Dish antennas one meter or less in diameter are allowed.

At our recent Steering Committee meeting, we wondered who maintains the pavement on Hoyt near Cleveland. I asked City Manager Justin Miller, who said that it is a joint Falcon Heights-St. Paul responsibility, and that Falcon Heights would probably respond more quickly. We can call him when the potholes get bad.

On the issue of parking permits, Justin said, "Only residents of the neighborhood can apply for an annual parking permit. The application forms have an address line, and that is how we make sure that the person actually lives in the neighborhood. They can apply for as many as needed, but an excessive amount would probably cause us to verify that all the cars belong to the person applying for the permits. Likewise, only residents can apply for the temporary permit (three weeks)."

Susan Weinberg mentioned to me that University LandCare staff were asked to remove a dead or diseased tree from one of the common areas in the middle of a block in University Grove. Although all of the Grove land leases have an easement reservation for University access to the common area to perform our tree maintenance responsibilities, there was no way for them to get the necessary equipment into the central common area to remove the tree. Apparently, landscaping improvements by the Grove homeowners on that block (including terraces, etc.) were the reason.

UGIO Report

Karen Kloser reported on her paid responsibilities and activities in her second year as UGIO for the University Grove Homeowners Association (UGHA). Kloser thanked Russ Hobbie and Rose

Cherlin for volunteering to serve two terms in their board capacity during this transition period, she referred to as, "Getting the House in Order." Kloser said their willingness provided the continuity needed to accomplish two big projects for the benefit of the neighborhood association operations.

The two projects completed were:

1. Compilation of an e-mail list of the majority of Grove homeowners. Secretary/treasurer Rose Cherlin collected email addresses during the past two years and created the mailing list. The UGIO will maintain the email list. It will be used solely for communicating UGHA information electronically. The 18 homeowners who elected not to be on the e-mail list will continue to receive hard copies of the information delivered by their block captains. Karen said the goal is to achieve 100% household participation, reduce copying expenses and volunteer time, and deliver news expediently.
2. Target marketing the Grove to the University
Kloser reported that the UGHA was proactive in marketing the neighborhood within the University this past year. It started with her Grove presentation at the "Living Close to Campus" workshop organized by Human Resources last December. She reported she shared the panel with resident representatives from Marcy-Holmes, Prospect Park, East River Road, and St. Anthony Park. Last spring, the U launched a web campaign called, Wish You Were Here, a recruitment website narrated by Garrison Keillor. On it are links to neighborhood webpages, including the University Grove. Russ Hobbie called a marketing committee together of residents to discuss ways to generate more visibility within the U. From this committee, Kloser created a color flier for 150 new faculty orientation packets used in August 2007. The committee also discussed ways to reach current employees by holding another Grove home tour which could generate a story in one of the many U publications.

Kloser said she worked 40 hours in the last three quarters compared to 60 hours the previous time period in her first year as UGIO. She reported her three responsibilities as UGIO are:

1. Executive board liaison
 - Monitor two email accounts: ugrove for official website correspondence and her personal mailbox for executive board communications
 - Coordinate volunteers, plan and promote UGHA annual events:
 - Grove Young Family Picnic celebrated its 10th year in June 2007
 - National Night Out held in August
 - Annual neighborhood fall picnic and potluck in September
 - UGHA annual meeting In October
2. Ugrove website
 - Create real estate listings with realtor and homeowner for posting
 - Maintain subscriber mailing list; there are 49 people interested in receiving notices about homes for sale in the Grove.
 - Train and supervise web tech: Charlie Sellew did it for 3 years; Andrew Mercer-Taylor is the new web tech in training
3. Directory updates
 - Kloser and Hobbie compiled the directory updates and sent a number of new pages in June. She reminded residents to keep their directory current and that the directory is a

historical document and to be retained at the property address for all future homeowners. She thanked Gary Wright for all his time conceptualizing and executing the new directory project.

Next year, the work of the UGIO will be focused on:

1. The website:
 - Create a page for accessing UGHA documents for archival and past issues of the newsletter
 - Strengthen the key words for search engines
 - Add a call to action element on the for sale page as an easy way to capture visitors and turn them into subscribers
2. Marketing the Grove:
 - In March 2008 communicate with all college HR directors informing them about the Grove neighborhood as a recruitment tool
 - Reprint new faculty information flier for inclusion in the orientation handbook at the August 2008 orientation event.
 - Consider organizing a home tour to raise additional funds and visibility of the Grove

In closing, Karen mentioned the University of Minnesota Women's Club, formerly the Faculty Wives Club, is holding a walking tour of the Grove on Oct. 24. She sent the program coordinator a walking tour of the Grove document created for the Falcon Heights City Tour Treasures in 2006.