

UNIVERSITY PARK PATIO HOMES ASSOCIATION
Minutes of Board of Directors Meeting
REGULAR SESSION

August 17, 2026

The meeting of the Board of Directors of the University Park Patio Homes Association was held on Monday, August 17, 2026 at University Baptist Church, 16106 Middlebrook Dr., Houston, TX 77059, in the Fellowship Hall South. A quorum was established by the presence of Pat Farrell, Liz Louis, Donna Roberts, Jay Bice and David Kean. Melissa Turner was present representing Community Management Solutions, Inc. - University Park's Homeowners Association. The meeting started at 6:04 pm and Pat Farrell opened the meeting with the Pledge of Allegiance.

GUEST SPEAKERS

In attendance were:

- The City of Pasadena, Officer Kieren Robertson & Officer Leticia Robles
- Council Member District H, Aaron E. Styron
- Hal Burke, Neighborhood Network Manager

Aaron Styron confirmed that the City of Pasadena will cover University Park Patio Homes for all future sidewalk repair and road work within the right of way. He will submit the document compiled from the input of our homeowners and Board members that identify many of the uneven sidewalk slabs throughout University Park to the City for approval. He mentioned they are in budget season, voting on the coming year's budget in September. Online permitting is doing well, streamlining processes and making them faster. EMS response time decreased dramatically since they are now being dispatched from Fire Station 10 near Brookwood Elementary.

Hal Burke mentioned how much UPPH's food donation helped with their Food Drive last year and how much our contribution was appreciated since donated food ran the City's food pantry through May. He looks forward to UPPH's contribution this year. He mentioned the Team Up, Clean Up event is coming up in October, and that their Fill the Bus School Supply drive yielded the most donations ever. He told us that no other city but Pasadena does the matching grant program and that 35 neighborhoods applied with over 70 projects approved for 2026 and some already have been reimbursed-including UPPH.

Officers Robertson and Robles went over the Pasadena Police Department Calls for Service report for UPPH from 5/18/26-8/17/26 stating our community is doing a great job with only 4 calls, for nothing of significance. They said our community is very safe with very little crime. When asked about cars parking on both sides of the street-they indicated this was allowed unless public vehicles are obstructed-in which case they said to call the Mayor Hotline.

SECRETARY'S REPORT – BOARD MEETING MINUTES

The minutes were previously reviewed by the board and Liz Louis made a motion to approve the February 16, 2026 minutes. David Kean seconded the motion, all in favor, motion passed.

TREASURER'S REPORT-FINANCIALS

David Kean reviewed the May & June 2026 financials, stating that the community was in good shape due to not having to use monies allocated for general repair and maintenance, as well as the cost of our insurance coming down. He mentioned we were currently looking into sprinkler

repairs including a leak and some needed controller work. The Board reviewed the financials via email and approved them as presented.

COMMITTEE REPORTS

- A. ARC Committee-Homeowners were reminded that HIA's are required when planning projects and to submit them prior to the project start date, giving adequate time for approval. Please call CSMI and let them know when the project is completed.
- B. Beautification Committee- July YOM was Kathy Staudt on Fordham Park & August YOM is Mike & Kim Howarth on Rutgers Park.
- C. Social Committee- Up Coming Event: 2026 National Night Out – Tuesday, October 6, 2026 & Kickoff of the Pasadena Food Drive. This year's NNO will be held at Pat Farrell's driveway and surrounding park area to facilitate set up and provide much needed shade. If anyone would like to ask restaurants they frequent for a \$25 gift card donation for our NNO raffle-it would be much appreciated.
Jay Bice let homeowners know the next Community Dinner is tentatively planned for Monday, September 14th at Tommy's Restaurant & Oyster Bar at 5:30 pm. He will be sending out a flyer with more details and RSVP instructions.

OLD/NEW BUSINESS

- A. 2026 Matching Grant Program - Grant projects completed include:
 - a. Front Monument Beautification project – East Side
 - b. Front Monument Beautification Project – West Side
 - c. Removing dead/dying trees along Park Shadows
- B. Sidewalk Repair Update – We were initially told that because of UPPH's Plat Plan, we were classified as private and did not qualify for City of Pasadena sidewalk or road repair. UPPH, however, is a part of Pasadena and has had previous repairs covered. Pat Farrell contacted the Mayor, who intervened on our neighborhood's behalf and got UPPH accepted and confirmed as having infrastructure coverage for sidewalks and street and road repair with the City of Pasadena.

COMMENTS FROM HOMEOWNERS

-Homeowners asked what was going on with our yard people and felt the current landscapers were not getting the job done. We ask that any concerns, along with pictures, be emailed to CSMI to handle, so that there is a record of the complaint. Bidding out the contract is an option, however initial feedback from commercial landscape contractors is that they typically don't do residential work and that the new bids will be substantially higher. More to follow as we solicit companies who will bid on the work.

ADJOURNMENT

The meeting adjourned at 7:12 pm.

EXECUTIVE SESSION

There was no executive meeting and the session adjourned at 7:14 pm.

Respectfully submitted,
By Donna Roberts
Board Secretary

Approved by,

Board Member
08/25/2026