

UNIVERSITY HILLS HOMEOWNERS ASSOCIATION

Annual Meeting Minutes

February 11, 2026

Location: Rochester Municipal Offices and Zoom

Called to Order: 7:00 PM

Adjourned: 8:27 PM

Presiding: Amy Osterbeck, Board President

Minutes Prepared By: Bobby Hathaway, Secretary

Reference: [2026 Meeting Slide Show \(view for detailed information\)](#)

Attendance and Quorum

Quorum confirmed with 25+ households represented (requirement: 25 households, one representative per household). Members attended both in person and via Zoom.

In-Person Attendees

Name	Address
Barry & Regina Lawler	520 Campus
Rebecca Perron	868 Baylor
Julie Stimpson	862 Spartan
Amy Osterbeck	1969 Fair Oak Dr.
Bobby Hathaway	725 Spartan
Chris MacCourtney	1978 Fair Oak
Tim Mrock	866 Croydon
Erika Quada	920 Spartan Ct.
Len Linden	673 Campus Rd
Mike Baranowski	626 Lake Forest Ct.
Robert Shaw	599 Bucknell Ct.
Denise Shaw	599 Bucknell Ct.
Thomas Ryder	620 Spartan
Bev Jasinski	1942 Campus Ct.
Burrington	1903 Kingstree Ct.
John Cloutier	835 Baylor Rd
Anna Provenzano	2871 Plum Creek Dr.
Lynn Desilets	871 Croydon Rd.
David Blasco	641 Lake Forest

Zoom Attendees (Address Provided)

Name	Address
Matt Smyth	1989 Fair Oak Dr.
Tami Herman	633 Spartan
Lauren Christilaw	723 Rutgers
Beth Dotson	705 Spartan Dr.
Shana and Ben Ramin	702 Campus
Julie Mrock	866 Croydon
Steve Perry	748 Spartan
Susan Kowalski	704 Lake Forest
Jessica Kalef	1921 Kingstree Ct.
Karen Bejin	832 Baylor

Additional Zoom Attendees (No Address Provided)

Name	Address
Chris B	—
Diane Page	—
Laura Butzin	—
RYAN4784	—
Stacie Majerowicz	—
iPhone (unidentified)	—
David's iPad	—

Board Introduction

Amy Osterbeck introduced the current board members:

- President: Amy Osterbeck
- Vice President: Tim Mrock
- Secretary: Bobby Hathaway
- Treasurer: Julie Stimpson
- Maintenance: Chris Buchanan
- Social: Erika Clifford
- At-Large: Chris MacCourtney

Two open board positions (2-year terms) were announced for Secretary and Maintenance. Chris Buchanan and Bobby Hathaway expressed interest in returning. No additional nominations were submitted. Positions to be finalized at the March 18 board meeting.

President Report: Amy Osterbeck

State of the Neighborhood 2025:

Dues remained at \$250/year, allowing the board to plan for larger projects and build reserve funds.

7 new homeowners moved into University Hills in 2025. UHills remains a sought-after neighborhood.

Average sales price: \$489,750 (range \$350K–\$610K), actual ASP of \$506,142. Average days on market: 10.

Neighborhood beautification efforts are ongoing.

Communication continues via quarterly emails and the private Facebook page.

About 21 of 41 Sub 1 homes pay voluntary dues; the board will continue outreach.

Secretary Report: Bobby Hathaway

Reviewed and approved 2025 Annual Meeting minutes. Minutes and documents are available on the UHills website:

<https://uhills.net/>

<https://uhills.net/index.php/resources/>

<https://www.facebook.com/share/g/16nssys3Uh/> (Facebook Group)

Treasurer Report: Julie Stimpson

Dues Collection:

226 mandatory homes at \$250 = \$56,500

41 voluntary homes (Sub 1)

267 total homes in University Hills

Annual HOA invoices to be mailed February 12, due March 31, 2026

Fiscal Year 2025–2026 (March 1, 2025 through February 28, 2026):

Beginning Balance (as of 3/1/25): \$70,645.49

Fiscal Year Income: +\$32,163.43

Fiscal Year Expenses: -\$27,833.74

Checking & Savings Balance: \$74,975.18

Certificate of Deposit (matures 6/12/26): \$34,006.01

Total Cash on Hand: \$108,981.19

Restricted Funds Breakdown:

Pavilion Electrical: \$9,500.00

Miscellaneous: \$24,418.97

Interest: \$136.91

Total Restricted Funds (Savings): \$34,055.88

CD Investment: \$34,006.01 (Creek Maint/Drainage \$21,162.57 + Misc \$8,837.43 + Interest \$4,006.01)

Total Restricted Funds: \$68,061.89

Julie noted the surplus is approximately \$109,000, largely because funds earmarked for pavilion, bridge, and playground projects went unspent. Previous quotes for comparable lawn service were around \$35,000/year, while the current provider charges under \$11,000.

Maintenance Report: Chris Buchanan

Tree Planting Project:

Partnering with a UHills resident to plant 4+ trees per year in common areas, starting spring 2026.

Also replacing a tree in a cul-de-sac damaged during a recent ice storm.

Volunteers needed for watering newly planted trees during their first 3–4 months.

Poison Ivy Control:

Significant infestation discovered in common areas, worst along the creek in the north commons.

A company will be selected in spring for eradication and annual maintenance.

Signs will be posted to notify residents of treatment.

Lawn Services:

Continuing with Man and a Mower for 2026 (commons cleanup, weekly mowing, pavilion).

2025 Accomplishments:

Added mulch to subdivision entrances.

Trees and branches removed from common areas.

Major repairs to the sprinkler system at Croydon entrance.

Upcoming 2026:

Playground inspections and quotes in spring.

Volunteer cleanup.

Continued landscaping and wildflowers in commons.

Long-term planning committee for future common area projects.

Social Activities Report: Erika Clifford

Thanked everyone who attended the 2025 events.

2026 Planned Events:

Egg Hunt and Pictures with the Bunny at Pavilion, Saturday, April 4

Garage Sale (Alison Parke), TBD

Summer Party at Heart of the Hills Swim Club, TBD (co-chair needed)

Oktoberfest, TBD (co-chair needed) – chili cook off, Yates donuts and cider, beer

Luminaries, TBD

Erika requested volunteers and co-chairs for Summerfest and Oktoberfest, noting she will need extra help due to her pregnancy.

Additional event ideas discussed: Adult Night, Food Truck, Ice Cream Social, Morning Coffee Meetup, Morning Walk Club, Bingo Nights. Laura Butzin and Stacie Majerowicz voiced support for the food truck idea in chat, noting the previous Oktoberfest food truck was a hit.

Board Elections

Board members with one year left in term: Amy Osterbeck, Julie Stimpson, Chris MacCourtney, Tim Mrock, Erika Clifford.

Two open positions (2-year terms) were announced. Candidates:

Chris Buchanan (returning, seeking re-election)

Bobby Hathaway (returning, seeking re-election)

No additional nominations were received. Positions to be confirmed at the March 18 board meeting.

2026–2027 Board Meeting Schedule: March 18 / May 6 / June 24 / August 5 / September 23 / November 11 / January 6, 2027 / February 10, 2027 (Annual Meeting).

Playground Renovations and Special Assessment

The board presented plans for renovating both neighborhood playgrounds. Discussions have been ongoing since 2024, and the board supports keeping both playgrounds rather than consolidating.

Julie noted the current playgrounds lack sufficient equipment to keep children engaged, and the base layers and equipment may need replacement.

Proposed Funding:

Annual budget allocation (unspent from 2025): \$28,000

Restricted funds in savings (miscellaneous): \$24,418

CD maturing 6/12/26 (miscellaneous): \$12,843

Special assessment (226 homes at \$100): \$22,600

Total Available: \$87,861

MOTION

The Board of Directors proposes a special assessment of \$100.00 per household to be used toward renovation of both playgrounds in the University Hills subdivision. If, after obtaining inspections and quotes, it is deemed not practical, the assessment money will be reallocated by the Board of Directors. Per the bylaws (Article IV, Section 2), special assessments require approval of at least two-thirds of members present in person or by proxy.

Result: Passed with overwhelming support from both in-person and online voters.

The board will proceed with playground inspections and detailed quotes before finalizing scope. Target completion for safety aspects is end of summer/early fall 2026.

Water Main Infrastructure Update

Amy provided an update on the ongoing water infrastructure project:

Well points are being installed to lower the water table for new piping connections.

Residents advised to check homeowner's insurance for water backup coverage and add a rider if needed.

Restoration begins in spring following the construction sequence. Residents will receive letters about lawn repair options (sod vs. seed, no charge).

Water main work is expected to be complete by late May or early June.

Old Perch and Avon streets to be addressed after main street connections finish.

Residents with sprinkler systems should schedule spring turn-on before repairs and shut off damaged zones.

Residents wanting sod instead of seed should call the city to be placed on the sod list.

New Business, Discussion, and Q&A

Road Conditions: Residents encouraged to report issues on the city website under “Report a Concern.” Board will distribute the reporting phone number.

Creek Maintenance: Amy to contact the company that previously worked on the creek for a dredging/assessment quote. Julie raised concerns about South Commons drainage after heavy rains.

Deer Population: Suggestions included deer-resistant landscaping, motion-activated sprinklers, and high-frequency deterrent devices.

Dog Waste: Residents can report incidents to the city.

Water Shutoffs: Board to consider reaching out to the swim club about opening for showers during shutoff periods.

2026 Projects Preview: Tree and wildflower planting in commons, community garden, playground updates.

Action Items

Owner	Action Item	
Amy	Send meeting recap and newsletter with all upcoming meeting dates	
Amy	Contact city to reserve location for March 18 board meeting	
Amy	Reach out to creek company for dredging/assessment quote	
Amy	Include note in invoices explaining the special assessment vote and outcome	
Amy	Update ballot wording to remove specific Creek Fund reallocation reference	
Amy/Board	Distribute road condition reporting phone number to residents	
Amy/Board	Post dates and signups for social events when available	
Amy/Board	Consider reaching out to swim club re: showers during water shutoffs	
Julie	Mail annual invoices (including \$100 special assessment)	
Chris	Select company for poison ivy treatment and start annual program	
Chris	Post signs in spring to notify residents about poison ivy treatment	
Chris	Recruit volunteers to water newly planted trees	
Erika	Recruit co-chairs for Summerfest and Oktoberfest	
Board	Schedule playground inspections and obtain renovation quotes	

Board	Create scope of work after receiving inspection reports	
Board	Target playground safety work by end of summer/early fall	
Residents	Report road issues on city website; call for missed restoration repairs	
Residents	Sprinkler owners: schedule spring turn-on before repairs begin	
Residents	Residents wanting sod: call city to be placed on sod list	

Meeting adjourned at 8:27 PM.