

University Estates North Homeowners' Association Board Meeting

Tuesday, June 2, 2026

- Meeting called to order at 6:02 by Scott Zeller. Members present were: Scott Zeller, Will Brown, Scott Pilukaitis, Eliot Johnston, Mike Hudspeth, Matt Jacobs and Nicole Ressler.
- Minutes were accepted unanimously.

New Business

- Summer Newsletter:
 - o Ads to bring revenue were discussed
 - Scott P will check with nearby businesses & have them by Monday, June 8th if using
 - Anytime Fitness, Bora Bora, Darren's Grill, Besa's Italian Restaurant, Desperados, Judy's Cafe
- Website:
 - o New URL will be active by end of June
 - o Elliot will close down old website
- Membership Directories:
 - o Advertise info for new directory in the fall newsletter
 - o Put together & distribute at end of 2026/ beginning of 2027
 - o Will be a 2027 directory
 - New one every 2 years
- Board Recruitment:
 - o Scott Z is at term limit for president. Will give it up.
 - o Name suggestions needed for president at the next meeting.

Treasurer's Report:

- Current \$6000 in funds
- HOA spent more than it brought in in 2025
- 1. Yard of the Season was brought up again.
 - a. Will begin 1 yard/ season in the fall
 - b. \$30 gift card to winning yeard
 - c. Louis Hurt will continue as the representative
- 2. Memberships continue to trickle in each month.

Event Review & Follow Up:

1. Egg Hunt
 - a. Good turnout despite the heat
 - b. Emy was the bunny
2. 4th of July:
 - a. Parade will begin at 10am on Portsmouth

- i. Nicole will file parade permit with the city
 - ii. No police escort as we are too late to secure one
- b. Food
 - i. David will supply the shopping list
 - ii. Scott P will cook hotdogs either ahead or at RWC with a grill
 - iii. Will reached out to Tikiz Shaved Ice truck
- c. Truck & Speaker
 - i. Scott Z following up to ask Andrew P if they will bring the backhoe to lead the parade again
 - ii. Scott P to provide the speaker
- d. Committee
 - i. Katherine Fauss, Heather Barnett, & Shae Addington indicated interest in helping with the event but were unable to attend the meeting
 - ii. Items discussed that need coordination:
 - 1. Food pick up
 - 2. decorations/ set up
 - 3. Running tables/ distributing food

Committee Reports

- 1. Vacant Homes
 - a. Brandeis: Up for sale
 - i. Same asset managing company as Sky Ridge Creek house.
 - 1. Handles the marketing
 - ii. Listed on HUD site as 'active' but no price listed
 - iii. 1st 60 days- First time buyer only
 - 1. Must rehab & live in the home for 3 years
 - iv. After 60 days rolls over to investors
 - b. Sky Ridge Creek
 - i. Owner passed in the home & was there for a long time.
 - 1. County filed an unclaimed body affidavit
 - 2. This pushed back the foreclosure
 - ii. Not bought while in foreclosure
 - iii. Asset Managing Company has control
 - iv. In a transition period
 - 1. Not on the HUD site
 - 2. Was being cleaned up but stopped
 - v. Is it in the process of being sold? Asset company won't answer Mike's calls

Remaining Board Meetings

- 1. Autumn: September 1st
- 2. Winter: November 3rd

Meeting Adjourned at 6:42.