

(\$17,365.03 Assmts/ \$6,434.14 Fees / \$225 Fines)

Liabilities & Equity

Prepaid Assessments

Prepaid Assessments \$ 186,353.43

Total Prepaid Assessments \$ 186,353.43

• Currently Prepaid \$ 151,994.85

• 30-59 Days Prepaid \$ 17,197.15

• 60-89 Days Prepaid \$ 1,915.65

• 90 Days Prepaid \$ 15,245.78

Total Prepaid \$186,353.43

((\$6,318.90 Assmts/ \$50.01 Fees / \$37.14 Fines / \$179,947.38

Payments

Fund Balance

Fund Change 2018 \$ 546.50

Tran Fr Prior Mgr \$1,021,068.66

Fund Change \$ 21,331.72

Total Fund Balance \$1,042,946.88

Total Liabilities & Equity \$1,229,300.31

	Month – Dec	YTD
Income Statement	\$ 4,953.32	\$684,706.02
Operating Expenses	\$ 70,398.98	\$663,374.30
Fund Change	\$ (65,445.66)	\$21,331.72

c. Compliance Enforcement – Two Drives Per Month. New system allows for quicker repeal of violations once they have been remediated. Homeowners will also receive a letter and an email of any violations.

i. Tot Property Violations in Dec: 21

ii. Violations of at least 3 or more – 0

iii. Most common: basketball goals (6), landscaping (3), unsightly (3) Trashcans (3)

d. Board Actions – N/A from December

D. Subcommittee Updates

a. Gatehouse/Incident Committee

i. Smartwebs – they recommend a PDF version of fine letter to send to homeowners.

ii. Fines and/or repairs are being added to homeowner accounts, once board approves. Homeowner will see on statements and accounts.

iii. Committee – review and collect info related to all incidents. In 2019 there were 61 gate house incidents. Jan 2020 there have been 3.

iv. At least one of the computers for guardhouse need to be replaced.

v. Visitor gate arm is lopsided. Bolts need to be replaced. Approx \$300.

b. Landscape Committee

- i. Sunscapes is new landscaper. Will be bringing new drawings for landscape for board approval.
 - ii. Looking for more perennials to fill in the landscape.
 - iii. Sunscapes will be evaluating the property and is striving for an 85 after the first 30 days at the end of January. Current evaluation of property was a 53 at turnover.
 - iv. Sunscapes is working with Landscape Committee on a long term plan for plant replacement
 - v. Committee will get clarification on plants that are allowed to be planted by homeowners.
- c. ACC/Compliance Committee
 - i. Fireworks – incurable violation. Can amend fine policy and assess an immediate fine and hire off duty patrol officers.
 - ii. Basketball Goals – board will consider further discussion
 - iii. Representation on SRMA Architectural Committee or establish a UTGCC Architectural Committee
 - iv. Need copies of ACC requests being submitted and approved/denied by SRMA for enforcement.
- e. Traffic and Safety
 - i. Resurfacing of roads to be considered.
- f. Long Range Planning Committee
 - i. 2020 Budget – needs to be approved by board
 - ii. Homeowner Notification waiver to be sent for violations and statements – with the intent of decreasing mailing costs
 - iii. Motion made by Larry, second by Brad to approve the changes for the homeowner notification.
 - iv. Enforcement of Gates on fences which are adjacent to golf course
 - ii. SRMA will not enforce the violations.
 - iii. Question over legality of gates on the fence line due to the easements between the fence and golf course.
- E. New Business
 - a. Water meter at Quinlan and University Club drive. SRMA is offering to split the cost. This meter controls water 2 miles down Quinlan and past the gatehouse
 - b. Eagles Glen, behind the gates, have been paying a monthly fee for management of gate. Disagreement between SRMA and the homeowners over the money transfer of that collection once UTGCCHOA took control.
 - c. Board appointment to approve replacement of Matt Lipinski.
 - i. Motion made by Linda to approve Brad Winans as a replacement, motion was seconded, all in favor.

- F. General Session Ended at 7:15
- G. Executive Session was started and ended about 8:45.
- H. Executive Session Summary
 - a. 2020 Budget was approved.