UTGCC HOA Board Meeting Minutes January 28, 2020

Board Members in Attendance: Richard Clark – President Larry Cohen – Treasurer

Linda Messer – Director Annie Mendrala – Director

Kaci Maglich – Goodwin

Meeting was called to order at 5:30 pm and a quorum was established.

A. Approval of minutes: Motion made to approve the November Board Meeting minutes was made by Larry, second by Linda, all in favor.

B. Homeowners questions:

a. Board was complemented on the changes to website and gate improvements. She is however concerned about basketball goals and asking board if they would change rule regarding temporary goals.

\$1,143,000.12

- b. Homeowner is concerned about gap in sidewalk in front of UT club.
- c. Question was raised about enforcing building on empty lots.

C. Manager Report:

a. Common Area Vendors – No Change

b. Financials

Balance Sheet

November

Total Cash Assets

December	
Checking Western Alliance	\$ 73,222.28
MMA – Western Alliance	\$ 528,578.81
Reserve MMA – First United	\$ 120,510.90
Reserve CD – Western Alliance	\$ 241,168.69
Reserve CD – Mutual of Omaha	\$ 240,795.46
Petty Cash – Western Alliance	\$ 1,000.00
Total Cash	\$ 1,205,276.14

Accounts Receivable

Accounts Receivable – Past Due	<u> </u>	24,024.17	
Total Accounts Receivable	\$	24,024.17	
Total Assets			\$1,229,300.31

Currently Due \$ 647.89
30-59 Days Past Due \$ 1,490.00
60-89 Days Past Due \$ 1,440.00
90 Days Past Due \$20,446.28
Total Past Due \$24,024.17

(\$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 \$186,35		86,353.43	

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

Payments

<u>Fund Balance</u>

Fund Change 2018	\$ 546.50
Tran Fr Prior Mgr	\$1,021,068.66
Fund Change	<u>\$ 21,331.72</u>
Total Fund Balance	\$1,042,946.88
Total Liabilities & Equity	\$1,229,300.31

	Month Dog	VTD
	Month – Dec	YTD
Income Statement	\$ 4,953.32	\$684,706.02
Operating Expenses	\$ 70,398.98	\$663,374.30
Fund Change	\$ (65 <i>,</i> 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.