

**UTGCC HOA Board Meeting Minutes
March 24, 2020**

Board Members in Attendance	Richard Clark – President	Larry Cohen – Treasurer
Via Zoom Teleconference:	Linda Messer – Director	Annie Mendrala – Director
	Kaci Maglich – Goodwin	

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

- A. Homeowners questions: 6 homeowners were in attendance. Questions raised regarding walkers on the golf course and people walking dogs off-leash on golf course property. Discussed notice sent by Steve Termeer and whether it is a golf course issue or HOA issue. Linda to draft courtesy notice to homeowners and request additional signage to enforce.

- a. Motion made by Dick to send out Steve Termeer's notice as a courtesy to homeowners regarding the golf course being private property. Seconded by Linda, all in favor.

- B. Approval of minutes: Motion was made by Linda to approve the February Board Meeting minutes (with removal of question of violation numbers not adding up explained by Kaci) and seconded by Annie, all in favor.

C. Manager Report:

- a. Common Area Vendors – No Change

- b. Financials

Balance Sheet

Total Cash Assets

Cash

January	\$1,337,730.30
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February 29, 2020

Checking Western Alliance	\$ 172,012.30
MMA – Western Alliance	\$ 552,168.53
Reserve MMA – First United	\$ 120,816.81
Reserve CD – Western Alliance	\$ 241,966.77
Reserve CD – Mutual of Omaha	\$ 240,795.46
Petty Cash – Western Alliance	<u>\$ 1,000.00</u>

Total Cash	\$ 1,328,759.87
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	Month - February	Year to Date
Accounts Receivable	\$ 31,821.41	\$384,382.76
Operating Expenses	<u>\$ 58,316.24</u>	<u>\$ 68,936.44</u>
Difference	\$ (26,494.83)	\$315,446.32

- c. Compliance Enforcement – Two Drives Per Month. Rolled out Smartwebs 2/1/2020.

- i. Total Property Violations Activity - 40

- | | | |
|----------------------------|---------------------|---------------|
| ii. Closed violations – 17 | New violations – 13 | Re-opened – 3 |
| | Escalated – 6 | On hold – 1 |

- iii. Most common: Rubbish and debris – 9 Unsightly - 8
 Landscaping – 6 Parking - 6

- d. Board Actions – Notify homeowners the HOA has a fine policy in place for gate incidents and is collecting payment for violations.

D. Subcommittee Updates

a. Gatehouse/Incident Committee

- i. There have been 12 incidents so far this year through March 28: Jan=3; Feb=5; Mar=4. 5 involved residents and 7 involved non-residents. Discussion regarding non-residents cannot be assessed a fine, only payment for damage.
- ii. Damage to height bar/structure from vendor truck using visitors' lane. Discussion whether guards are watching out for these things and whether new signage is needed for vendors to use the residents' lane. Linda to address this issue with the gatehouse.
- iii. License plate camera for visitors' lane to be installed this week.
- iv. Discussion of cleaning protocol for gatehouse during the COVID 19 outbreak and whether to add a third day for cleaning crew or have guards wipe down equipment between shifts. There is an issue of not being able to obtain disinfecting wipes.

b. Landscape Committee

- i. Discussion and review of drawings regarding new landscaping at gatehouse.

c. ACC/Compliance Committee

- I. Fireworks – incurable violation of \$500 first offense. Motion made to adopt, seconded by Annie.
- II. No available signage from SRMA. Cost is \$30 per sign. Discussion to purchase for UTGCC.

d. Traffic and Safety

- I. Discussion for milling/slurry coat from gatehouse to Club. Need to get pricing before proceeding.
- II. Discussion continues with adding speed humps versus stop signs to slow drivers.

e. Long Range Planning Committee

E. New Business

- a. Water meter near Country Trails needs to be metered back to UTGCC; \$1,000 to be reimbursed to SRMA.

F. General Session Ended at 6:46 pm.

G. Executive Session was started and ended at 7:30pm

H. Executive Session Summary