

**UTGCC HOA Meeting Minutes  
October 29, 2019, 5:30 PM**

Board Members in Attendance: Richard Clark – President  
Annie Mendrala – Director  
Matt Lipinski – Director  
Dr. Larry Cohen – Director  
Linda Messer (via phone) – Director  
Kaci Maglich - Goodwin

Meeting called to order at 5:35 pm and a quorum was established.

- A. Minutes from the September Board meeting were approved.
- B. Homeowner Questions (budget questions were deferred to New Business):
  - a. Solution for gatehouse height restriction was discussed. Board has already requested options and bids.
  - b. Guard protocol during the construction period is modified. Guards are instructed to keep traffic flowing during the construction period.

- C. Managers' Report
  - a. Common Area Vendors – No Change
    - i. Allied – Guards
    - ii. Urban Dirt – Landscaper
    - iii. Viper Solutions – Gate System
    - iv. Hello Concierge Service – Janitorial
    - v. Austin Pool and Spa – Fountain
    - vi. GTM Electric

D. Financials

- a. Balance Sheet

Total Cash Assets

August	\$1,233,115.79
September	
Checking Western Alliance	\$ 6,286.11
MMA – Western Alliance	\$ 578,201.70
Reserve MMA – First United	\$ 120,000.00
Reserve CD – Western Alliance	\$ 240,000.00
Reserve CD – Mutual of Omaha	\$ 240,000.00
Total	\$ 1,185,487.81

	Month – Sept	YTD
Income Statement	\$11,193.31	\$630,922.28
Operating Expenses	\$58,821.29	\$467,049.63

- E. Delinquencies/Collections – includes Fees

Currently Due	\$ 2,550.00
30-59 Days Past Due	\$ 425.00
60-89 Days Past Due	\$ 826.25
90 Days Past Due	\$10,722.55
Total Outstanding Balance	\$14,523.80 (\$9,847.55 Assmts/\$4,676.25 Fees)

City of Austin has credited us for the electric meter for the night watchmen that was transferred to us from SRMA. The initial credit was applied to all of the meter invoices for October billing cycle. A refund check has been requested and will arrive within 4-6 business weeks in the amount of approximately \$19,000. Meter has been transferred back to SRMA.

F. Compliance Inspections – Two Drives Per Month

Total Property Violations Cited for **September** – 57

Violations of at Least 3 or More – 8

Most Common: Landscaping - 26                      Trash Cans - 12                      Unsightly - 9

Total Property Violations Cited for **October** – 55

Violations of at Least 3 or More – 10

Most Common: Landscaping - 29                      Trash Cans - 9                      Unsightly – 9

There are approximately 39 portable basketball goals that will be cited for violation if they are not moved out of the street and/or front yard by the next drive.

Portable basketball goals are only allowed in the rear of the Lots and shall not be placed, at any time (i) in or adjacent to the street or right of way located within the subdivision; or (ii) between the street right-of-way and front of the residence on any Lot in the subdivision.

All basketball goals, whether permanent or portable, must be approved by the Master Architectural Control Committee prior to being placed on any Lot.

G. Board Actions since last meeting – Nothing to report for this period

H. Subcommittee Updates

a. Gatehouse/Incident Committee

- i. Additional camera to see oncoming traffic from the gatehouse was approved.
- ii. Vendor check for gatehouse damages has been cut.
- iii. Beam has been ordered by the vendor to repair the gatehouse and is expected to start work next week, weather permitting. Project is anticipated to take approximately 4 weeks.
- iv. Check from insurance has not been received for the gatehouse damages. It was returned to the insurance company due to the wrong address. Insurance company will overnight the check.
- v. Suggestion to add more permanent sign where the stop sign is at the resident gate. Make decision before the next meeting.

I. Landscape Committee

- a. Bids – evaluating landscape contract and current bids for 2020.
  - b. Fall annuals and more tree trimming going on now.
- J. ACC/Compliance Committee
  - a. Fine and Enforcement Policy (unchanged from existing SRMA policy) was approved.
  - b. Gate Incident Policy was approved.
- K. Traffic and Safety Committee
  - a. Lane striping of University Club Drive between Quinlan and the Golf Club roundabout was approved at the last Board meeting. Work will be performed after repair decisions for the same segment of road are made. Additional bids for road repairs are pending.
- L. Long Range Planning Committee
  - a. Electric bills and deposit that have been paid by the HOA for gate at 11401 ½ Eagles Glenn Drive will be billed to the homeowners who live behind the private gate.
  - b. Account will be transferred to those homeowners for future payments, as well as responsibility for any maintenance of the gate.
  - c. Goodwin will modify financial reports in order to separate reserves from the operating budget. Anticipated implementation is January 2020.
  - d. Waiver form for residents to request email notifications in lieu of mailed notification is under review by legal.
- M. New Business
  - a. Fountain repairs are pending installation of an autofill device.
  - b. Color wheel may be able to be removed if only white lights for the fountain are desired.
  - c. Future consideration being given to turn off fountain from 12 am to 7 am as a cost saving measure for electrical bills. Vendor indicated that this would not harm equipment.
  - d. Address stencil is pending a standardization policy for the community.
  - e. Mr. Clark initiated discussion of the basis for a proposed assessment increase of \$250 per household beginning in 2020. Substantial data was presented by the Board in support of the proposed increase. Options regarding increase amounts and timing were additionally discussed. Questions presented by members in attendance were addressed. Following discussion, **the Board took the following action:**
    - i. By a vote of 4-1, the Board approved an annual Assessment increase of \$250 per household commencing January 1, 2020.
      - A. YES votes – Ms. Mendrala, Ms. Messer, Dr. Cohen, and Mr. Clark
      - B. NO vote – Mr. Lipinski

The meeting moved into Executive Session at approximately 8:00 pm.

The meeting was adjourned at approximately 8:30 pm.