

**UTGCC HOA Board Meeting Minutes
July 28, 2020**

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

Other Attendees: Bill Pompili – Finance

Meeting was called to order at 7:00 pm and a quorum was established.

- A. Homeowners questions: none
- B. Approval of minutes: Motion was made by Linda to approve the June Board Meeting minutes and seconded by Annie, all in favor.
- C. Manager Report:

1. Common Area Vendors – No Change
2. Financials

Balance Sheet
Total Cash Assets

Cash

Financial Report - Balance Sheet

May 30, 2020	\$1,240,348.30
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June 30, 2020

Operating / Checking - Western Alliance	\$ 114,463.99
MMA – Western Alliance	\$ 169,423.45
Misc Reserve MMA – First United	\$ 48,408.97
Road Reserve MMA – Western Alliance	\$ 642,564.69
Reserve CD – Mutual of Omaha 10/2/20 exp.	\$ 243,197.72
Petty Cash – Western Alliance	<u>\$ 1,000.00</u>
Total Cash	\$1,219,058.82
Accounts Receivable	<u>\$ 15,563.75</u>

\$1,234,622.57

3. Total Property Violations Activity - 18 as of 7/20/20
 - a. Closed violations – 4 New violations – 9
 - Escalated – 3 re-opened -2
 - b. Most common: Landscaping – 2
 - rubbish and debris – 13
 - vehicle parking - 3
4. Board Actions – none

D. Subcommittee Updates

1. Gatehouse/Incident Committee

- a. One gate incident this month.
- b. New sign to be installed at the entrance will be orange and cost <\$500.
- c. Discussion about sending thank you notes to residents that comply with violations.
- d. New Bollard will be installed. Purchase 42" tall, white with red stripes, from IdealShield.
- e. Solicitation policy was discussed. It was agreed to hand out a flyer to vendors for a month stating that no solicitation is allowed. Larry will help write the handout. It will be in Spanish and English.

2. Landscape Committee

- a. Landscape company provided a bid to maintain additional areas in community. Refer to color coded slide.
Blue - Hawks Canyon greenbelt and Eagles Glen Private road will be negotiated to add for no additional charge.

Firethorn Court - send letter to residents informing them that the HOA is not obligated to maintain this area.

Yellow - Kaci will ask SRMA and the Golf Club to notify homeowners that it is not UTGC HOA responsibility to maintain this area. Golf Club should work with SRMA on this, Golf Club maintained this area 4 times a year in the past.

Red - University Club and Hunters Green - Linda made motion to add this area to the landscape maintenance contract - 4 x / year for \$900 / year. Annie second the motion. All approved.

3. ACC/Compliance Committee

- a. Committee still has no authority to process ACC requests.
- b. Board will decide how ACC will operate. Annie has five or six people ready to serve.
- c. Phase 1 of Smartwebs is complete.
- d. Recommendation was made to make the CC&R's an appendix instead of adding to Smartwebs.
- e. Discussion that neighbors should be notified when their neighbor is in process of getting approval for improvements.

4. Traffic and Safety

- a. Brad reported that the committee wants more action on speeding but the community may not be in agreement.

5. Long Range Planning Committee

- a. Waiting on final documents from SRMA to finalize dollar amount owed UTGCC. Dick will follow up.
- b. Annie suggested that a preliminary budget should be sent to Bill P. and the Finance Committee.

E. New Business

1. Pavers - Absolute Service to remove and replace five sections - cost \$3500. Linda made a motion to approve, second by Brad.
 2. Bill will get bid for maintenance to repair concrete pads that are stamped and stained.
 3. Sidewalk trip hazard repair on University Club was discussed. Moved the decision to next month. Bill will ask contractor what metrics were used in assessing what needs to be repaired.
 4. Add sidewalk trip hazard to long range plan to identify what repairs are needed on streets other than University Club.
 5. Brad made motion to approve power wash of gatehouse and retaining wall. Linda second.
 6. Decision was made to look at next year's budget before power washing monuments and mail box kiosks. Painting of letters on monuments will follow the power washing.
- F. General Session ended at 8:35 pm.
- G. Executive Session started at 8:40.
- H. Executive Session Summary