

**UTGCC HOA Board Meeting Minutes  
May 26, 2020**

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

Other Attendees: Bill Pompili – Finance Committee

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

- A. Homeowners questions: None
- B. Approval of minutes: Motion was made by Larry to approve the April Board Meeting minutes and seconded by Linda, all in favor.
- C. Manager Report:
  - a. Common Area Vendors – No Change
  - b. Financials
    - Balance Sheet
    - Total Cash Assets

Cash

Financial Report - Balance Sheet

March 31, 2020 \$1,330,120.97

April 30, 2020

Operating / Checking - Western Alliance	\$ 77,734.30
MMA – Western Alliance	\$ 203,328.94
Misc Reserve MMA – First United	\$ 120,939.54
Road Reserve MMA – Western Alliance	\$ 400,078.69
Reserve CD – Western Alliance 5/25/20 exp.	\$ 242,422.96
Reserve CD – Mutual of Omaha 10/2/20 exp.	\$ 241,987.05
Petty Cash – Western Alliance	<u>\$ 999.96</u>
Total Cash	\$1,287,491.44
Accounts Receivable	<u>\$ 17,160.05</u>

**\$1,304,651.49**

- c. Total Property Violations Activity - 52
  - a. Closed violations – 13      New violations – 25
  - Escalated – 14      On hold – 2
  - b. Most common: Maintenance Paint/Stain – 20
  - Rubbish and debris – 9
  - Unsanitary - 6
- d. Board Actions – Discussion regarding raising fines to get residents' attention. \$25 is not enough to get residents to comply.

#### D. Subcommittee Updates

##### a. Gatehouse/Incident Committee

- i. Two gate incidents this month from tailgating (no residents involved). No damage to the gate. Non-resident Club member fines are being paid with help from Steve Termeer.
- ii. Incident from landscaping truck has been paid with a note saying they were sorry.
- iii. Waiting on quote to move the bollard (height bar) at the entrance. Cost is \$170.
- iv. Rodents and smell in gatehouse are gone.
- i. Discussion on fines collected when there is no visible damage. These small incidents place wear and tear on the gate arms and eventually we will have a repair bill. The fines build a pool of money for these future repairs.
- ii. Roof tile repairs have been authorized but still need to be ordered.
- iii. Discussion on whether bikes need a resident sticker/ID tag and pedestrians walking through the gates.

##### b. Landscape Committee

- i. Second week of installation of new landscaping at the entrance and gatehouse. Should be finished by end of week.
- ii. Issue with steel edging. Price came down and should be installed this week.
- iii. Residents asking about new landscaping for each community. Dependent upon budget and reserves. There should be improvements coming next spring.
- iv. Sunscapes is investigating irrigation issues throughout the community.

##### c. ACC/Compliance Committee

- I. Discussion regarding SRMA approving things that do not meet our standards. Annie is to discuss this with SRMA.

##### d. Traffic and Safety

- I. Discussion on 5 items of concern: striping, speed limit, speed monitoring, stop signs and crosswalks.
- II. Discussion of addendums on SRMA website that spells out the policies. Annie will get these documents on our website.
  - i. Road Improvements: Bids received for milling and replacing pavement from the guard shack to the club.
  - ii. Discussion on who is responsible for Quinlan to gate and whether to do repairs and get reimbursed from responsible party.
  - iii. Discussion on road lines/lanes and whether to stripe all the way to Shoreview.
  - iv. If work is approved as submitted, work will start June 1.
  - v. Discussion of unit pricing as the job moves along and covering the 4 side roads. Motion made to approve contract as described, seconded by Annie, all in favor.
- III. Fairways is separate from our HOA and should be partly responsible for road repairs. Will discuss in Executive Session.

##### e. Long Range Planning Committee

- I. Meeting with SRMA on finances has been postponed.

#### D. New Business

- a. Discussion regarding residents walking on golf course. Club wants HOA to enforce. Linda will send another notice to include form signed by residents at the time they purchased their property.

- b. Discussion whether light and sign poles will be paid from General Maintenance or Reserves. Dick motions to pay \$16,000 for the work to be taken out of the Reserve Fund, seconded by Linda, all in favor.
- c. Discussed and approved paver replacement to be done after road work has been completed. Dick suggested getting pricing for stamped concrete and colored concrete.
- d. Sidewalk repairs – Kaci to get estimate for trip hazards.
- e. Sidewalk extension at Eagles Glen – discussion on sales tax issue, moving sprinkler heads. Prefer Sunscapes to do the work with warranty. Dick motions to approve the sidewalk extension, seconded by Annie.
- f. Linda mentioned complaints by residents that street lights were out (8 total). Kaci confirmed this has been taken care of.

F. General Session ended at 7:21 pm.

G. Executive Session was started and ended at 7:54 pm.

H. Executive Session Summary

Meeting scheduled with SRMA on June 1, 2020 at 4:30pm to discuss:

Transfer of ACC responsibility to UTGCC, who owns road from Quinlan to Gatehouse, reconciliation of financials owed to UTGCC from SRMA