

**UTGCC HOA Board Meeting Minutes
August 25, 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	
	3 Residents	

Meeting was called to order at 7:08 pm and a quorum was established.

- A. Homeowners questions: Will an additional doggie poop station be added? Discussion by Board regarding cost to install and keep up. Annie mentioned using violation money received to cover costs to give back to the residents. Motion made by Dick, seconded by Linda, all in favor.
- B. Approval of minutes: Motion was made by Linda to approve the July 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

June 30, 2020 **\$ 1,234,622.57**

July 31, 2020

Operating / Checking - Western Alliance	\$ 62,950.52	
MMA – Western Alliance	\$ 381,139.90	
Misc Reserve MMA – First United	\$ 48,391.48	
Road Reserve MMA – Western Alliance	\$ 198,596.73	
Reserve CD – Mutual of Omaha 10/2/20 exp.	\$ 243,197.72	Renew?
Petty Cash – Western Alliance	<u>\$ 1,000.00</u>	
Total Cash	\$ 935,276.35	
Accounts Receivable	<u>\$ 58,819.70</u>	
	\$ 994,096.05	

*****The Finance Committee made a motion to renew the Reserve CD**

3. Total Property Violations Activity - 13 as of 8/17/20
 - a. Closed violations – 0 New violations – 6
Escalated – 7 On hold - 0
 - b. Most common: Basketball goals - 7
Maintenance and repair – 2 (garage doors)
Vehicle parking – 2

4. Board Actions

- a. Settlement with SRMA – \$92,000 owed to UTGCC signed and approved.

D. Subcommittee Updates

1. Gatehouse/Incident Committee

- a. Installation of bollard and lane signage completed
- b. Implemented Pass Down Checklist with guards to be completed after every shift and signed off.
- c. Discussion regarding two incidents in August thus far, both being non-residents. Non-residents in violation are not responding to letters from UTGCC. May have Dewey draft up letters to send.
- d. Discussion of damage to fountain at UCD and Woodland Hills roundabout due to ATV driving through it. Will send notice to residents to see if anyone knows anything about this. Question of adding camera to this area.
- e. \$1,000 check for gate damages received from insurance company of a non-resident who tailgated into the community and hit the gate.
- f. Discussion whether gate arms need replacing.

2. Landscape Committee

- a. Discussion regarding irrigation water filtration being a big problem. Get plan in place before taking action.
- b. Bid to maintain additional areas and behind private gate has been absorbed into existing contract. **(check this before publishing minutes - LM)**

3. ACC/Compliance Committee

- a. Committee still has no authority to process ACC requests – still in transition.
- b. Thank you notes sent to residents after curing violation.
- c. Discussion of sprinklers watering roads and sidewalks instead of grassy areas in Legends area.

4. Traffic and Safety

- a. Continuation of discussion on speeding in the area. SRMA speed signs on Quinlan Park are not slowing drivers down.
- b. Discussion whether to survey residents regarding stop signs and speed tables. Brad will draft questions for residents to get their input. Will post at mail boxes and on Town Square.

5. Long Range Planning Committee

- a. Discussion regarding budget analysis for Board 10 year plan.
- b. Discussion on reserves for 2021 budget. Consideration of reduction in administrative fees and drop in expenses projected for 2020.
- c. Proposed budgets due October 1, final budgets due October 31.

E. New Business

1. Continuation of discussion on Pavers vs. Stamped Concrete regarding cost and how long they last and which is more practical. Look at this again at September meeting.
2. Discussion on sidewalk trip hazard repair along University Club Dr. Do greater than 1/2 inch and higher trip hazards first. Will decide which ones to replace and which ones to mill.
3. Discussion of cracked sidewalks and to repair/replace the more serious hazards first. Linda motioned to repair/replace all trip hazards over ½ inch, seconded by Annie, all in favor.
4. Discussion on power washing all monuments, with the exception of 24 retaining walls, for \$450. Motion made by Annie, seconded by Linda, all in favor.

F. General Session ended at 9:25 pm.

G. Executive Session started at 9:30 pm.

H. Executive Session Summary