

**UTGCC HOA Board Meeting Minutes**  
**April 27, 2021**  
**Via Zoom Teleconference**

Board Members in Attendance	Richard Clark – President Brad Winans - Treasurer	Linda Messer – Director Annie Mendrala - Director
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Other Attendees:	Bill Pompili – Finance 12 Residents	Nicole Lopez - Goodwin Laurie Gillig - Secretary
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Meeting was called to order at 6:00 pm by Richard Clark and a quorum was established.

Approval of minutes: Motion made by Brad to approve the March Board Meeting minutes and seconded by Linda, all in favor.

Twelve residents attended the meeting and inquired about or initiated discussion with the Board on the following items.

- 5% increase in HOA dues. Richard and Brad reminded attendees of the three largest budget items at UTGCC. They are the 24 hour guard house, private roads which are maintained by HOA and beautiful landscaping. They reviewed how other communities HOA dues compare with UTGCC HOA dues. When we were governed by SRMA there was no increase in dues and no replacement plan for landscaping, roads etc. which is necessary to ensure property values.
- Oak trees that are dead should be removed and need to be replaced. Approval is needed for this. Annie and Nicole should be contacted about this.

**SUBCOMMITTEE UPDATES**

A. Gatehouse/Incident Committee

Linda reported there were four incidents in April, three residents and one non-resident. Fines are assessed and collected for the incidents.

B. Landscape

An insurance claim is being submitted for landscape damage from the polar vortex. The adjuster is planning an onsite visit.

Annie reported that dead plants are systematically being removed.

The flowers look amazing, even after the polar vortex, however many of them will be replaced as they won't survive once it gets hot and the new annuals have been ordered.

Already approved \$40k will happen in June and about \$20K in June or July.

Current areas of focus are the roundabouts and triangles at Red Oak Valley, Eagles Glen and University Club. Also gatehouse landscaping expansion past the metal fixed gate.

The plants selected for the triangles shouldn't grow more than two feet tall which will ensure walkers and driver visibility.

Some landscape priorities may change based on results of the insurance claim.

C. ACC/Compliance Committee

Richard reiterated the importance of all residents voting in support of SRMA transferring the ACC to UTGCC so we have control over what happens in our community. As it stands now SRMA has final authority on ACC matters in our community and UTGCC has to enforce what they approve.

A 2/3 majority vote of homeowners is required for the transition.

Residents have been notified about voting since March 25th. Any resident that wants to vote but doesn't want to do it online can contact Nicole at [nicolelopez@goodwintx.com](mailto:nicolelopez@goodwintx.com) and she will process their vote.

Several residents offered to contact their neighbors and encourage them to vote.

The voting deadline of May 10th can be extended.

Richard mentioned that the ACC situation is standalone, it has nothing to do with title to our property or taxes. Apparently some residents thought they were related.

Nicole gave the compliance report. Most of the issues have to do with basketball hoops, trash cans and noise.

D. Traffic and Safety - Brad - no update.

E. Long Range Planning - Bill and Dick

Dick - the published long range plan gives options and priorities. It is a plan, not a contract.

Nicole reviewed the UTGCC HOA Balance sheet for the period 3/31/2021.

Bill reviewed the Cash Flow Reserve detail spreadsheet. He asked that \$65k be transferred from MMA to MMA2, which is from the operating budget to the reserve account.

### **NEW / OLD BUSINESS**

1. Fountain. Linda Brad and Richard.

Updating the fountain is a priority. It will cost \$20k to \$25k depending on insurance.

An incident with an ATV damaged the fountain. An insurance claim is being filed. The fountain is going to be put back into the original operating condition. It will be in a long lasting Quartz finish. There are currently 10 lights, it has not been determined how many of these will be repaired. The new lighting will be white, not colored as it was before.

Work could start as early as two weeks depending on availability of labor and materials.

The pumps are in good working order. A security camera may be installed. (\$2k - \$4k)

2. Paver Repairs and Stamped Concrete Plans / Sidewalk updates.

One of the nine stamped concrete pads is going to be treated. (one that has high traffic)

Depending on how it holds up for a couple of months will determine if this product is what is used on the remaining pads.

3. SRMA/ACC update -

Richard reported that SRMA is giving UTGCC title.

SRMA have paid the additional \$ owed UTGCC from an accounting error.

4. Street Speed Limits, Bike Lane, Signage - no update

5. Violations - There is a violation policy. If violations occur fines will be assessed.

Landscape violations will resume in May.

6. Flags - no update

7. Revised Sign Policy - It has been published on Town Sq.

8. Revised Rules and Regulations - It has been published and is on Town Sq.

9. Golf Club Monument Repair

UTGC monument was damaged. Bill will get an estimate to repair it. They are trying to determine if this is UTGC responsibility or UTGCC HOA.

### **MANAGERS REPORT**

Nicole was congratulated on being VERY responsive to residents!

May 11 is the UTGCC HOA Annual Meeting at 6pm.

Nicole has been receiving ballots for the four board members seeking reelection and for Bill Pompelli.

Meeting adjourned at 7:24. Board went into Executive Session.