

August 13, 2019, 6:30 PM
UTGC Meeting Room

Board Members in Attendance:
Kaci Maglich – Goodwin

Meeting Called to Order at 5:35 pm

- A. Quorum established and meeting called to order.
- B. Approval of Minutes from July meeting.
- C. Golf Club Discussion
 - a. Golf Club owns approx. 371 acres, of which 205 acres is in the golf course corridor.
 - b. Approx. 125 acres of golf course
 - c. Of the 500 units behind the gates, 125 are adjacent to the golf course. Add 20 for mixed use (Casitas) and 25 for the Fairways and approximately 170 homes on the course.
 - d. HOA was provided a Notice to Purchasers of Property in Steiner Ranch [Golf Facility Notice]
 - a. Item 4 is in regards to maintenance request for areas directly adjacent to homeowner lots should be directed to the Club's General Manager in writing.
 - e. RFID tags – request for reimbursement of 47 bad tags. Credit can be applied to the next order.
 - f. Buffer easement – enforcement, whose responsibility is this – SRMA ACC – UTGCC HOA?
 - g. Requested to know if we can get club members using dwellingLIVE? Yes, this can be completed online by residence when they are set up with an email address.
 - h. Club will trouble shoot Jonas for real time updates at the guardhouse.
 - i. Gatehouse: White tag stickers are getting turned around as of end of August.
 - j. New members of the Club will be issued RFID tags.
- D. Manager Report – by Kaci
 - a. Vendors:
 - a. Viper Solutions hired for the Gate System - They are a call service, charging an hourly fee.
 - i. Work orders have been signed to replace.
 - b. Austin Pool and Spa - Fountain
 - c. Allied – Guards
 - d. Urban Dirt – Landscapers
 - e. Hello Personal Concierge Service – Janitorial
 - f. GTM – Electrical

b. Financials

- a. Estimating \$1.2M
- b. Income: \$580 K
- c. Operating Budget : July projected \$375k
- d. Delinquencies: are up to \$48k for July
 - i. Currently Due: \$4,587.50
 - ii. 30-59 Days Past Due: \$34,580.42
 - iii. 60-89 Days Past Due: \$ 1444.00
 - iv. 90 Days Past Due: \$7520.00
- e. Working Budget will need to be developed and approved by 10/13/19, in order for notices to be sent out to homeowners by 12/1/19 regarding 2020 assessments.
- f. Restriction Enforcement – 2 drives per month
 - i. Total Property Violations for July was 73
 - ii. Violations of at least 3 or more by property address: 4
 - iii. Parking – 34. Parking violations for parking during the day will be removed. Homeowners can report a potential violation by sending an email to AUTGManager@goodwintx.com to report overnight parking and must include a picture of the car, address with a date and timestamp.

c. Board Actions Items during July and/or at Meeting

- a. Signage Replacement at Resident Gate was approved.
- b. Tree Trimming at 2nd and 3rd Roundabout Approved, along with a few additional areas.
- c. Move \$600,000 to CDs.
- d. Motion to deny claims for gate incidences was approved.

E. Subcommittee Updates

- a. Gatehouse/Incident Committee - Linda Messer, Chair
 - a. Continued work to improve physical appearance. Stone being delivered this week. Waiting on windows and doors, which have been on order since June. Plans to power wash exterior.
- b. Landscape Committee - Annie Mendrala, Chair
 - a. Trees have been trimmed in 2nd and 3rd roundabout, Eagles Glen/Lakecliff Hills Lane roundabout, Red Oak Valley street.
 - b. Looking at a long term plan for re-beautification and replacement.
 - c. Committee meets last Thursday of the month.
- c. ACC/Compliance Committee - Annie
 - a. Compliance committee working on the rules.
 - b. Investigating how to enforce overnight street parking violators.
 - c. Next committee meeting on 9/3.

- d. Traffic and Safety – Matt Lipinski, Chair
 - a. Working on evaluating speed calming measures.
 - b. Look into short term striping on University Club up to the Golf Club.
 - e. Long Range Planning and Finance Committee - Dick Clark, Chair
 - a. Committee evaluating water and electric bills and meters.
 - b. Road evaluation – cost to repair and/or resurface roads.
 - c. Evaluating cost to repaint light poles, repair mailbox kiosk, etc...
- F. New Business
- a. Cameras Inside the guardhouse.
 - b. Gate expense for homeowners at 11308, 11304, 11300 Eagles Glen and previous account with SRMA.
 - c. Banners at fountain- what is the policy?
 - d. RFID tags that are no longer working or intermittent will be charged for replacement.
 - e. Fire wise email notice to be sent.
 - f. ACC Control – Board would like ACC request to be verified by the UTGCC HOA.
- G. Homeowner Questions
- a. Dead yards will be sited during compliance drives.
 - b. Violations are currently sent via mail but an option will be available before the end of the year to be notified via email.
 - c. Goodwin is working on a process to send statements via email in place of mailing. There will be a fee for this service that has not been determined at this time.
 - d. Can we address parking issue on University Club- people parking from Quinlan to gatehouse and then beyond? Traffic and Safety Committee is already working on this issue.
 - e. Is there a new sign going up to replace old one at gatehouse? Yes, on order waiting for delivery.