

**UTGCC HOA Board Meeting Minutes
April 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:

Warren Kuh – Traffic & Safety
Bill Pompili – Finance
Steve Chapman, David Ramsey – Homeowners/Residents

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 Linda to approve the March Board Meeting minutes and seconded by Larry, all in favor.
- C. Manager Report:
 - a. Common Area Vendors – No Change
 - b. Financials
 - Balance Sheet
 - Total Cash Assets

Cash

February	\$ 1,328,759.87
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March 31, 2020

Checking Western Alliance	\$ 141,706.27
MMA – Western Alliance	\$ 158,289.54
Reserve MMA – First United Bank	\$ 120,894.95
Reserve MMA2 – Western Alliance	\$ 400,013.11
Reserve CD – Western Alliance 5/25/20 1.95%	\$ 242,340.63
Reserve CD - Mutual of Omaha 10/2/20 1.98%	\$ 241,987.05
Petty Cash – Western Alliance	<u>\$ 1,000.00</u>
Total Cash	<u>\$ 1,306,231.55</u>

Accounts Receivable	<u>\$ 23,889.42</u>
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Total Assets	<u>\$ 1,330,120.97</u>
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- c. Compliance Enforcement – Two Drives Per Month.
 - i. Total Property Violations Activity - 33
 - ii. Closed violations – 2 New violations – 27 Re-opened – 1
 - Escalated – 2 On hold – 0

- iii. Most common: Maintenance Paint/Stain – 11 (garage doors)
Rubbish and debris – 8
Parking - 4
- d. Board Actions – Board to discuss basketball hoop on Shadestone in violation and Landscape Improvement Plan.

D. Subcommittee Updates

- a. Gatehouse/Incident Committee
 - i. License plate reader installed in guest lane.
 - ii. Discussion whether to move the height bollard forward by 3 feet to prevent vehicles from attempting to go through the guest lane and hit the gatehouse.
 - iii. Exit gate part on order, should be fixed soon. Out of service due to old age (not an incident).
 - iv. Volume of cars coming and going has significantly dropped due to the shelter in place order.
 - v. \$3,200 in fines and damages assessed, \$2,000 of which has been recovered.
 - vi. Obtaining bid for roof tile destroyed by landscaping truck. Landscaper not returning calls (not a regular vendor for HOA, was here for a resident).
- b. Landscape Committee
 - i. Discussion and review of drawings regarding new landscaping at entry and gatehouse.
 - ii. Discussed a homeowner's request to maintain the area across from the residents and off of University Club Dr at the first entrance to Hunter's Green. This was the area in red on Annie's map. To add new section to existing contract would cost \$1800 per year for weekly service or \$860 per year for quarterly service.
 - iii. Ask UT Golf Club to help pay for landscaping at entrance.
 - iv. Find out who owns Quinlan to the gatehouse before investing in improvements.
 - v. Motion to approve landscaping at the entrance and gatehouse for \$56,000, as shown in the drawings. Yes vote is 4 to 1.
- c. ACC/Compliance Committee
 - Need Board member on ACC/Compliance committee. Possibly Annie.
- d. Traffic and Safety
 - I. Discussion of adding striping, cross-walks, stop signs and lowering speed limits along University Club Dr. by Warren.
 - II. Resident questioned whether adding 4 stop signs along University Club D. would solve problems or create more. He would like to open the issue to the homeowners as opposed to just the Board to vote on this.
 - III. Dick would like to communicate the adding of stop signs to the residents now rather than waiting for an accident.
 - IV. Get bids for striping since July/Aug is a good time to do this while Club is closed.
- e. Long Range Planning Committee
 - I. Presentation of Proposed Road Improvement Bid (repaving) by Brad
 - II. Recommend and present road repairs to the UT Golf Club
 - III. Start conversation to address reserves to fix streets
 - IV. Determine which drives are private and who maintains private drives
 - V. Phase I Road Repairs needs to match aesthetic of community
 - VI. Reviewed Cash Flow analysis of available funds to cover the roughly \$500,000 expense.
 - VII. Discussed notification to the community of the expense and impact.

- VIII. Discussion of whether to hire engineer and whether a permit is needed.
- IX. Annie motioned to proceed with Phase I and to get quotes for mill and replace of Phase one of University Dr and maintain the remainder of the community with crack fill and cut and replace patches for an overall budget of \$514,000 based upon presentation. Linda seconds, all in favor.
- X. Discussion of refinishing light post and stop sign bases. Concern of color match. \$16,400 to repaint lower portion of 131 posts throughout community. The Board voted, all in favor.

E. New Business

- a. Discussion on paver replacement at roundabouts - \$175 for labor and materials. The action during the board meeting was made to approve the repair of pavers after the road repairs, due to the possibility of additional repairs maybe needed as a result of the heavy equipment.
- b. Discussion regarding wildlife disposal - \$398-699 plus tax. Requested by homeowners.
- c. Pest control at gatehouse – cost is currently \$85/month. Would like to change to ABC for \$125/month.
- d. Discussion of rodent/abatement and control - \$95/month for ABC. Linda motions for rodent abatement then discuss monthly upkeep. Larry seconded, all in favor.

F. General Session Ended at 7:22 pm.

G. Executive Session was started and ended at 8:10 pm.

H. Executive Session Summary