

**UTGCC HOA Board Meeting Minutes
September 29, 2020
Via Zoom Teleconference**

Board Members in Attendance:	Richard Clark – President Linda Messer – Director	Annie Mendrala – Director
Absent Board Members:	Brad Winans – Director	Larry Cohen – VP/Treasurer
Other Attendees:	Bill Pompili – Finance Kaci Maglich - Goodwin	Kristi Estes - Goodwin

Meeting was called to order at 7:28 pm by Richard Clark. A board quorum was established.

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

Discussions on putting the termed CD funds in WA and will continue to look at interest rates over the next couple of months.

Kaci explains the reason they see a variance is because the operating budget/cash shows expenditures for Reserves. Richard feels this is a misleading report. They would like the operating budget broken out from Reserves. Kaci says to put certain reserve expenses in Non-Recurring GL code which would help with this issue and the report being as misleading. Richard and Bill have a cash flow reserve spreadsheet that helps. Thanks for all your time and efforts with the financials, Bill.

Kaci explains projection sheet shows we were going to have to transfer 188k from MMA to WA and 80k of 188k was transferred on 9/10. Still have remainder of 30k for roads showing outstanding. We did receive 91k funds from SRMA not yet reflected on this report. She put landscaping, streetlights and poles, power washing and you will also see the SRMA deposit which will put funds at 128k.

Kaci confirm 17 violations this past month and we still have twice per month inspections. Richard asks about vehicle parking which is one of the violations and Kaci didn't have details. Noise creating a nuisance to neighbors, ACC, Rubbish, Property/Landscape Maintenance, and running a business out of their home that generates traffic/nuisance are the categories for recent violations.

Linda discussed people constantly hitting the entry gate. Donnie is working on long-term solution for this. Left one fixed and part ordered for right. We've had 30 incidents this year through September. Last year we had 60 for the year. Those responsible for incidents are 19 non-residents and 11 are residents. 9k in damages this year and have recovered 6k so the fine process/policy seems to be working and offsetting the maintenance costs of these repairs. Donnie says gates are in good enough shape that we don't need to replace the arms as of yet. Richard worries we may need to put in another gate, but Linda thinks it will be fine.

Linda mentions new sign at the entrance, when coming in at night you can't read it bc it has orange background and white letters. She mentioned to Annie about getting a quote for adding up-lighting to help with visibility.

Annie has a meeting with Sunscape tomorrow and is going to talk about her dreams for landscape enhancements. She's going to focus on tree trimming, especially along University Club where people walk, and there is an upcoming color change that we will see in next couple of weeks. Vincas got a fungus so they are being removed. She's hoping to have a plan for next year to report within the next

couple of months, but she needs to know the budget for what she has to work with. She'd like to see 75k allocated to landscape enhancements for 2021. If we are dreaming big, 250k would allow her to do most of what she'd like to see approved/installed.

Richard explains that to no fault of UTGCC, the ACC document that allows us to have full authority was missed so now we need to get this finalized but it will be a few months before this is ready. Need vote to make official, already have Resolution in place to go out to membership to get votes to amend docs and allow for UTGCC to have a separate ACC. This was just an oversight that we're having to deal with in the meantime. SRMA wants UTGCC to have their own ACC so there is no issue with this not being supported by them.

Richard says voting can take place over several months and Dewey's working on the language for the document to put out to members for the vote. Richard wants to entertain the motion to start this process. Linda made motion to adopt Resolution and Annie seconded, all in favor.

Annie moved to increase dues by 5% as of 1/1/2021 and Linda seconded, all in favor. Need to get the full 2021 Budget finalized and approved at next meeting in October or November at latest. Discussions over virtual vs. in-person Board and Annual Meetings and how an election or any voting would be the only issue as it would need to be electronic or mail/fax/email proxy/votes before or after. Still not ideal to meet in person and Zoom has been working well. Linda asked if we could consider starting the meetings earlier because they run late, and people get tired. It was also suggested that we may move the regular board meetings to the first or second week of the month rather than the end of the month, so you have more up to date financial reports.

The damaged fountain and plans for repairing, replacing, doing something completely new are being explored. Quotes have been submitted but the board would like to see quotes and ideas from a couple other vendors for options in this area that may be less maintenance and still aesthetically pleasing. Many people do like the fountain feature, but we need it to work properly and less expensive/work to maintain.

Bill said next year we can really focus on speed mitigation, landscape, and sidewalks. Need to look at issues with stained concrete fading vs. pavers which seemed to hold up better, but a few repairs are needed by guard house and Absolute can investigate and address these issues.

After we address sidewalk hazards along University we can look at other neighborhoods. His recommendation for now is to at least take care of these.

Annie motioned to move forward with this, and Linda seconded, all in favor. It's a lot of money but necessary for safety and a good value for neighbors because there are so many trip hazards and it's dangerous.

Discussions over signs/political signs/banners policy but not able to make a determination about this at this time. Board needs to look at SRMA's policy and will revisit this at a later time. Linda said one of the bullets from what Dewey sent out was sign policy and the question is if they can limit the sign, number, location or type of signs.

Board realizes the presidential debate is on tonight and with that in mind, meeting adjourned at 7:59pm by Richard, all in favor.