

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

January 23, 2020

In Attendance: Miriam Olson; Mark Hewitt; Dae Paula Sauliner, E&S Ring; Sandi Boyd; Bill Robe; Laurie Nichols; Jake Friesen; Karen Romney

Bill Robe called to order at 4:00 p.m.

Updates:

E&S Ring-Dae Paula:

Nothing to report

UGCAM Property Management-Jake Friesen:

- Reserves update - Reserve funds moving to FDIC insured accounts.
- The gas bill for the pool was approximately \$3,548– 45% increase. The heat was turned off at the small pool through April 1st as it was the largest offender.
 - Hillcrest Pool: Last year's bill was \$1,743.63 vs this years at \$2,271 - 30% increase. There is no increase in rate or equipment issues. UGCAM is working with Better Pools to keep one pool on and one pool closed at this time. A comment was made that the heat may be higher this year to keep it warmer.
- UGCAM budget is due January 31, 2020. The operational budget is straight forward and considering contingency line item. Level 3 reserve study is complete with analysis for the common area (CAM), single family homes, and townhomes.
 - The common area and the single family reserves are fully funded. The townhome reserves is funded at 57%, showing a drop from last year's reserve of 61%. Townhome reserves are still a concern.
- Landscaping refurbishing:
 - Received 4 bids on January 17th
 - Reviewing irrigation options for the landscaping plan
 - Budget for landscape renovation is approx. \$300K less than proposal.
- Tot Lot Refurbishing:
 - \$65,000 budget v. \$120-130,000 proposal.
- Dog excrement
 - Lots of discussion at the last HAC meeting regarding two apartment offenders, particularly in the Tot Lot. E-Blast will be sent regarding health hazards to the community and other implications for failure to pick up after dogs.
- Irrigation:
 - Request for clarification if the part time irrigation specialist, Sergio is actively testing the irrigation. Is this determined to be under of Site Authority's jurisdiction?

- Is irrigation testing reactive instead of proactive?
- Facilities dept. will need to guarantee watering during the landscaping project, can it be allocated as needed?
- Karen complimented Brightview's landscaping work in the community.
- Status of Separating the Reserves
 - All the paperwork has been submitted. Funds should be transferred to new accounts next week.

HAC Report- Sandi Boyd:

- Rules committee suggests additions to rule violations.
 - Committee to review fob access data and camera data concerning safety concerns
 - Dae Paula currently reviews both.
 - Jake to review with E&S Ring to enforce any violations concerning inflatables at the pool, using glass bottles, etc.
- Insurance
 - CSUROMA to discuss earthquake insurance.

Chris Williamson mentioned the county AG commissioner is holding a hearing on Tuesday regarding Hemp.

SA Report- Laurie Nichols:

- Nothing to report
- Working on budgets.

Adjourn at 5:15pm

Next meeting – February 20, 2020 - Thursday.