

Pre-Meeting Session:

A short session was held with James Webb-Glass regarding his security firm, Audemus LLC. Questions included queries about cost, strategy, hours, staff, and insurance.

February Meeting of UOCC & Board 02/08/2023

Board Members present: Doug Erwing, Tracy Penn, Stewart Gwyn, Greg Maddox, John Lewis
Absent: Elizabeth Wheeler, Blair Brogan

Call to order: 7:30 PM

Minutes from January's meeting were not passed due to not having them. Will be passed along with February minutes at the Annual Meeting in March.

Committee Status Reports:**1. Security:**

- a. Repeated matters and conclusions about Audemus including:
 - i. the extent of due diligence
 - ii. objectives to lower cost
 - iii. Improving service during hours when crimes have been happening

Motion to tentatively approve Audemus LLC, by moving to review and agree tentatively to a contract that will hopefully be approved at a meeting in March; Motion made by John Lewis, Seconded by Tracy Penn; unanimously approved.

2. Treasury Update:

- a. Four closings are pending
- b. 2023 dues:
 - i. Increased to \$220
 - ii. Invoices were mailed but were not payable and due
 - iii. 16 properties remain in arrears
 - iv. There remained outstanding invoices for officers serving in security roles. Doug will facilitate getting the invoices.
 - v. The 2023 budget will be presented at the Annual Meeting and hopefully approved at a meeting in March.

Motion to accept this report made by Doug Erwing; Seconded by Tracy Penn; unanimously approved.

3. Deed Restrictions:

- a. The management company continued their duties.
- b. Review of Enforcement Process thus far: Five properties had been identified by DRC for action. Four of these were accepted by Cof H for action. A different four were ultimately not responsive to neighborly approaches including letters and polite outreach.
- c. Action called for, specifically to turn these four over via these motions:

Motion to turn Account # 296 over to the Association's attorney to pursue the noncompliance associated with lot maintenance and the improvements being in a state of disrepair through lawsuit if necessary; Motion made by Doug Erwing, Seconded by Greg Maddox; voted on and approved.

Motion to turn Account # 299 over to the Association's attorney to pursue the noncompliance associated with lot maintenance including a dead tree, numerous inoperable vehicles, and house maintenance, through lawsuit if necessary; Motion made by Doug Erwing, Seconded by John Lewis; voted on and approved.

Motion to turn Account # 171 over to the Association's attorney to pursue the noncompliance associated with lot maintenance, numerous inoperable vehicles, house maintenance through lawsuit if necessary; Motion made by John Lewis, Seconded by Tracy Penn; voted on and approved.

Motion to turn Account # 117 over to the Association's attorney to pursue the noncompliance associated with the home maintenance and a fence in disrepair, through lawsuit if necessary; Motion made by Tracy Penn; Seconded by Stewart Gwyn; voted on and approved.

4. Architecture Report:

- a. Two applications have been submitted and approved.

5. Socialistas:

- a. Abbreviated report that more would be forthcoming.

New Business:

1. There was a discussion precipitated by Wilbert Taylor about the traffic congestion on University Oaks and that the number of cars passing through diminished the ability to walk on University Oaks. The suggestion was made to work on this as a community with community-wide meetings and to engage with the city and stakeholders. Ideas discussed include: altering traffic patterns, installing sidewalks, and a process for gathering other ideas.

Call for end of meeting, moved and approved.