

Special Meeting of the UOCC & Board  
March 29, 2023

Board members in attendance:

Elizabeth Wheeler	Doug Erwing
Stewart Gwyn	Blair Brogan
John Lewis	Tracy Penn
Greg Maddox	

**Called to Order: 7:35PM**

- Opening Remarks - Doug Erwing, Board President
  - The Board will consider making use of Special Meetings more often so as to move forward on matters in a more timely manner rather than only conducting business once per month.
  - The Board will be taking up matters of referring properties to the lawyer for noncompliance and approval of the security contract. The Board will not be discussing the matter of delinquent dues at this time.

*Comments: There was a comment from the community concerning the establishment of a quorum and it was confirmed that there was indeed a quorum at this meeting.*

- Deed Restrictions
  - Summary of previous meetings:
    - The properties being discussed today have all received a minimum of 7 letters from Randall Management relating to issues of noncompliance with the deed restrictions.
    - Additionally, the DRC made attempts at a neighborly approach, hand-written letters inviting property owners to come to an agreement regarding the correction of compliance-issues. The DRC received one response to this approach, an agreement was met, and the resolution of compliance issues is under way.
    - At multiple previous meetings, the Board has stated its intention of pursuing legal action if necessary in order to resolve issues of noncompliance.

**Motion** made 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.

Motioned: Doug Erwing

Seconded: Tracy Penn

**Passes with unanimous approval.**

**Motion** made 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.

Motioned: Tracy Penn

Seconded: Stewart Gwyn

**Passes with unanimous approval.**

**Motion** made 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.

Motioned: Doug Erwing

Seconded: Stewart Gwyn & Tracy Penn

**Passes with unanimous approval.**

**Motion** made 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.

Motioned: Greg Maddox

Seconded: John Lewis

**Passes with unanimous approval.**

- Security
  - Summary of previous meetings:
    - The Board has interviewed and assessed a new security company and is prepared to sign a contract with Door Vets, Inc. (The security company has been previously referred to as Audemus and Grey Services.)
    - Members of the Board have met with owner, Mr. James Webb-Glass, as well as security officers and determined that Door Vets (Audemus) will be able to meet our security and budgetary needs.
    - The Board invited owner, Mr. James Webb-Glass to a meeting to meet the community, answer questions, and discuss issues and proposed solutions.
    - Mr. John Lewis has received positive feedback from neighbors who have met the new security guards to say they appreciate the new team and in the last 3 weeks there have been no calls relating to security issues, break-ins, or vandalism.
  - The Board has reviewed the contract with Door Vets, to summarize, it will be month to month, approximately 45 hours a month, the rate is \$35/hr, for an unarmed security guard in a marked car.
  - The hours will be deployed and adjusted as requested by Mr. John Lewis as a representative of the Board and the community.

**Motion** to move forward with the contract with Door Vets, Inc, and to adopt and agree on behalf of the Board.

Motioned: John Lewis

Seconded: Tracy Penn & Stewart Gwyn

**Passes with unanimous approval.**

**Motion** to adjourn by Tracy Penn, Seconded by Doug Erwing, unanimously approved.

**Meeting Adjourned: 7:57 PM**