

UGTHOA, Inc. General Meeting 1/11/18

Present: Linda Braccio, Linda Lueders, Clara Hockstedler, Gary Granere, and Trish Charles by phone. Absent : Jason Eversole and Sean Martinez.

Meeting called to order at 6:30 by President Linda Lueders.

Minutes: Corrected Minutes 10/12/17 – Gary Granere moved, Linda Braccio seconded, passed unanimously.

Minutes 11/9/17 – Gary Granere moved, Linda Braccio seconded, passed unanimously.

Linda Lueders reported on executive meeting 1/9/18.

Treasurer's Report: See December Financial Statement from CPA.

Linda Lueders will begin filing liens against large delinquent accounts after proper notifications.

Audit for 2016 not complete.

Pro Forma Budget: Clara Hockstedler moved, Gary Granere seconded, passed with Trish Charles abstaining. See attached copy.

Committee Reports:

ACC no requests since October. Need to notify residents about following ACC guidelines and obtaining approval.

Nominating Committee: Three vacancies. Linda Braccio definitely will not run, Gary Granere uncertain, and Sean Martinez ?

Old Business:

Painting – Thirty day notice will be given to residents to remove permanent attachments (patio covers, etc.) before repair and painting begin. If resident does not comply, Association will remove and bill back to resident. Gary Granere moved, Trish seconded, passed unanimously.

Garage Roofs – Buildings 36 and 39 to be shingled beginning January 18, 2018 by Gemcraft. Gary Granere moved, Linda Braccio second, passed unanimously. Gary Granere moved, Trish Charles seconded to continue in following months with buildings 38, 23, and 26. Passed unanimously.

Deed Restrictions – Linda Lueders will send letters regarding parking violations, satellite dishes, painting white doors, etc.

New Business:

Insurance – We will be remaining with the same company. We have requested a bid by next month as insurance is paid in March.

Continental Foundation Restoration – Clara Hockstedler moved, Gary Granere seconded, passed unanimously to not pay \$3200 invoice. Work was done at the owner's request. Board was only aware of the work after the fact. Gary Granere moved, Linda Braccio seconded, passed unanimously to restrict Continental Foundation Restoration from the property except for warranty work.

Annual Meeting – Thursday, April 12 at Gilruth Center. Association attorney will handle ballot counting at no charge.

Community Comments:

Janice Gordon –Felt the payroll is too high as a percentage of the budget.

Sheron Granere – Discussed how Realtors impressions of UGTHOA are very favorable and that it is a highly desirable neighborhood in which to live.

Barbara Schwartz – Concerned with drainage on Oak Cloister, Sprinkler timing, Getting natural gas to her home, Getting reimburse for home repairs she will do that Association might do in future.

Linda Lueders moved, Gary Granere seconded, adjournment pass unanimously at 8:15 p.m.

Submitted by Clara Hockstedler

Approved 2/8/18