

UGTHOA, Inc. General Meeting January 12, 2023

Present: John Davis, Colleen Owen, Janice Gordon, Jason Follis, Clara Hockstedler and Alena Grinstead by phone. **Absent:** Linda Lueders.

Jason Follis, president, called the meeting at 6:30 p.m. A quorum was present.

Treasurer's Report: John reported the December 31, 2022 yearend financial statement was available. The year ended with a \$37,360.66 loss. He will have the 2023 Proforma Budget at the Executive Meeting. Comcast 4060 will be removed as we did not sign an agreement with them.

Minutes: John moved, Alena seconded approval of December 15, 2022 General Meeting Minutes. Passed. Colleen abstained as she was not at the meeting.

Committee Reports:

- **ACC** – Nothing from Kevin. Carrie, office manager, indicated our insurance carrier, Allen, and other townhome insurers will not cover Solar Panel damage.
- **Landscape** – The committee has been following the information on the news and from the Extension Services. It is too early to cut back and trim after the freeze. Another freeze is possible. Only the mushy remains should be removed at this time. The committee will have a meeting the week of January 15 and inform residents of trim guidelines and late winter plans.

Old Business:

- **Pool** – Still holding final payment. Pump part is still not here. Waiting on bids for new gate.
- **Concrete** – Waiting for bids on Phase 3. Including drainage work this will be in excess of \$80,000.00.
- **Roofs** – Building 11 (2318, 2320 and 2322 Gemini) completed and paid. Considering the cost of sidewalk and drainage repair, there probably will not be a major roofing project in 2023.

New Business:

- **Proforma Budget** –
 1. **Concrete Phase 3**
 2. **Pool Gate**
 3. **Insurance**
 4. **Landscape** – Freeze and inflation increase
 5. **Solar Panel Policy**

- **Tree Trimming** – 2319 Broadlawn rear at \$270.00. Approved.
- **Foundations** - 2384 Gemini within the allotment at \$7513.00 with interior piers. John moved. Colleen seconded approval contingent on resident signing. Passed. 16560 – 16562 Space Center shared wall still not settled between owners.

Homeowners:

- **Greg Strickler** – Concerned with ACC Guidelines i.e. gutter guards, unfinished cinder blocks, exterior lights, etc. Jason indicated the ACC committee is newly formed with all new members. Rapidly changing construction and availability of materials shows new, updated guidelines are necessary. He pointed out committee and board members are volunteers. We need more volunteers.
- **Dr. Whitney** – Concerned with the aesthetics of the property and property values i.e. bull rocks, hoses, spigots, rentals, etc. Jason indicated the age of the property and the continued low assessment make large improvements difficult.

Adjourned at 8:13 p.m.

Approved 2/9/2023 submitted by Clara Hockstedler secretary