

UGTHOA, Inc. General Meeting 1/13/2022

Present: John Davis, Janice Gordon, Jason Follis, Clara Hockstedler, Linda Lueders and Deandra Newcomb by phone. **Absent:** Colleen Owen. **Staff Present:** Carrie McGinnis and Cynthia Johnson.

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

Financial Report: End of Year, December Report delayed due to COVID. ProForma Budget in February. Items to be considered: Pool - \$60,000.00, Freeze Landscape - \$25,000.00, Foundations - \$5000.00, Trees, and Concrete. BOA \$288,791.25 – All large bills paid, Wellby \$33,273.97, 3mo. CD \$105,000 +, 6mo. CD \$92,000 +, Moody Insurance Account \$241,102.50 (Insurance due March 1) .

Delinquencies: All current except waiting to hear from attorney.

Minutes: Janice moved, John seconded approval of 11/11/2021 General Meeting Minutes. Passed.

Committee Reports:

- **ACC:** Nothing at this time.
- **Landscape:** \$25,000.00 was approved last year for freeze replacements. The committee will look for spring planting and possibly for tree replacements.

Old Business:

- **Tree Trimming:** All the approved work has been done and paid.
- **Sewer Improvements:** On going, delayed due to increased concrete work.

New Business:

- **Summary:** Need a summary of what was accomplished in 2021 and projections for 2022.
- **Trees:** John moved, Janice seconded removal of ash tree by Bay Area Tree at 16532 Space Center for \$866.00. Discussed live oak in garage green area at 2308 Gemini. Bay Area Tree can remove the tree and grind the stump for

\$1700.00. Luis and crew can remove rock. Later concrete work will be required. Bay Area Tree to remove and grind bald cypress at 2316 Gemini and trim ash at 2360 Gemini for \$541.25. Our crew will remove the small tree at 2343 Broadlawn.

- **Rocks:** Approved \$1200.00 for more rocks around concrete drainage walls.
- **Pool Bids:** We received four bids: Duratech \$49,245.45 plus \$5263.00 for foundation repair of pool buildings. Horizon Outdoor Construction \$53,870.00. Charles and Charles Enterprise approximately \$62,000.00 depending on upgrades. Pool Restorations \$46,755.00 . Tabled as we request further clarification from DuraTech and Charles and Charles concerning upgrades.
- **Pool Foundation:** John moved, Deandra seconded approval of DuraTech's \$5263.00 bid to repair pool buildings foundations. Passed. Work to begin as soon as possible.
- **2378 Gutter Repair:** Replace gutters over doors as requested.
- **Ceiling Repair:** Interior ceiling repair at 16518 Space Center is owner's responsibility.

Three positions, John Davis, Deandra Newcomb and Colleen Owen are open for election at the annual meeting.

Adjourned at 8:03 p.m.

Approved 2/10/2022 Submitted by Clara Hockstedler, Secretary