

UGTHOA, Inc. General Meeting 2/8/18

Present: Linda Braccio, Sean Martinez, Linda Lueders, Clara Hockstedler, Gary Granere and Jason Eversole by proxy.

Absent: Trish Charles

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

Treasurer's Report: Linda Lueders reported in Jason Eversole's absence that the January Financial Statement was not yet available. Linda Lueders spoke to the auditor and the 2016 audit will be available this month.

Minutes: Gary Granere moved and Linda Braccio seconded to approve the minutes of 1/11/18. Approved unanimously.

ACC Report: Sean Martinez moved to accept contract with Bay Area Tree Experts not to exceed \$36,000 over three years. Gary Granere seconded. Approved unanimously.

Landscape: Gary Granere moved, Clara Hockstedler seconded to accept \$9000.00 contract with E and T to trim crepe myrtles and clean up freeze kill. Approved unanimously. Linda Lueders will get a bid on trimming the oleanders.

Painting: Clara Hockstedler moved, Gary Granere seconded painting all the unpainted buildings excluding the Brightons as soon as a contractor can be hired. Approved unanimously.

Termite Treatment: Clara Hockstedler moved, Gary Granere seconded accepting and paying Pro Kill \$56505.60 for the 15 year termite project. Approved unanimously.

Garage roofs: Gemcraft inspected Building 38 stating it was not in need of immediate replacement. Clara Hockstedler moved, Gary Granere seconded holding off garage roof replacement until inspected to determine which were in need of new roofs. Approved unanimously.

Foundations: Four properties are being inspected and multiple bids requested.

Insurance: Bid from Ted Allen should be available next week. Board will vote by email.

Annual Meeting: Will be at Gilruth Center. Voting on By-Law changes at that time.

Gary Granere moved, Sean Martinez seconded adjourning at 7:35 p.m. Passed unanimously.

Submitted by:
Clara Hockstedler
Approved 3/8/18