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**UGTHOA, Inc. General Meeting Minutes 2/9/2023**

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

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

**Treasurer's Report:** John reported as of 2/9/2023 the BOA balance was \$265,847.07. Moody Insurance account at \$236,776.07 with \$1,636.33 outstanding. JSC Wellby accounts: Primary \$34,026.79, 3 mo CD \$105,920.19 and 6 mo CD \$92,205.78. The January 31 Financial Statement is available.

**Minutes:** Janice moved, John seconded approved of 1/12/2023 General Meeting Minutes. Passed.

**Committee Reports:**

- **ACC** – Kevin reported one request for new outdoor lights.
- **Landscape** – Tammy from E & T was present as were all the members of the committee: Grady Davis, Janice Gordon, Alena Grinstead and Linda Lueders. We are still expecting further freezes, but cleanup should begin in early March. All expenses over \$3000.00 will be approved at a general meeting.

**Old Business:**

- **Pool** – Holding \$6744.24 final payment. Final pump part is still not here.
- **Proforma Budget** – John explained this is just a working outline. Cookie moved, John seconded retiring the 2022 freeze budget. Passed.
- **Phase 3 Concrete** – We received competitive bids. John moved, Colleen seconded to accept E & T's bids for \$32,500.00 and \$45,344.00. Passed.

**New Business:**

- **Pool Gate** – Janice moved, Alena seconded Custer Fence bid of \$4970.00. Passed. New gate will retain the old lock. New keys will not be necessary.
- **Driveway Repair 2313 Broadlawn** – John moved, Colleen seconded E & T bid for \$4320.00. Passed. Linda abstained. She felt it would open the door to more requests.
- **Annual Meeting** – Thursday, April 13, 5 to 7 p.m. at the Gilruth Center Inspiration Room. Our attorney will be present to count the ballots. We need members of the community to run for the board. We will request a microphone.
- **Sidewalk Repair 16518 – 16522 Space Center** – Trip hazard and drainage problem. Alena moved, John seconded E & T bid of \$3000.00. Passed.

- **T Street Concrete Repair** – John will inspect concrete and drainage problems between buildings 31 and 33 and buildings 4 and 6.

**Homeowners Forum:**

- **2276 Gemini**, Mattye Remont, has cracks in walls. 2276 has requested 2274 allow Duratech to enter home to determine foundation problem. Office will contact owner of 2274. Presently 2274 occupied by a renter.
- **Kevin O'flaherty** suggested discussing the landscape at the annual meeting.
- **Tammy (E & T)** indicated some of the cost for freeze cleanup: \$1200.00 per day plus \$500.00 per trailer load. She indicated mulching would help control weeds.

**Adjourned at 7:40 p.m.** Linda moved, John seconded. Passed.

**Approved 3/9/2023** John moved, Alena seconded. Passed. Submitted by Clara Hockstedler, Sec.