

UNIVERSITY GREEN TOWNHOMES HOMEOWNERS ASSOCIATION

MINUTES OF GENERAL MEETING

8TH MARCH, 2018

Present: Linda Lueders, Gary Granere, Trish Charles, Cookie Hockstedler, Linda Braccio.

Absent: Sean Martinez, Jason Eversole.

Linda Lueders, President, called meeting to order at 6.30pm

Linda Lueders reported the insurance has been paid with an increase to each unit of \$40

No Treasurer's Report and no financials. Linda Braccio motioned to transfer money from our Moody Bank account to Bank of America to reimburse for the insurance. Gary Granere seconded. Approved unanimously.

No ACC report due to inactivity of applications.

Trish Charles had nothing to report on landscaping. She did, however, want to know what exactly was in the letters sent to homeowners who were not adhering to the by-laws. Was there a time limit given them to fix the violation before we went in? If so, why had we not gone in and remedied problems that had been brought to homeowners attention. Linda Lueders said it would be considered trespassing if due notice was not given. Trish Charles felt it was a waste of time sending letters if we did nothing about it. She was also concerned that we were not doing our due diligence in enforcing the by-laws.

Linda Braccio - By Laws.

it was reported that the revisions had been red lined and were on the website for perusal. The revisions will also be posted in the AGM on April 12th. 2018

Cookie Hockstedler - Nominating,

Cookie reported there are 3 positions open for election. So far we have 5 nominees which are as follows:

John Davis, Deandra Newcomb, Bruce Willis, Tammy Sadler and Karim ?

Old Business

Painting

The Board had already voted to approve the painting of the complex at an earlier meeting.

Cookie Hockstedler made a motion to pay E&T not in excess of \$1200 per unit to paint and power wash. Gary Granere seconded the motion and it was approved unanimously

Foundations

Minor work on 2 foundations at a cost of \$1500 and 2 major ones were in the future.

Insurance

Ted Allen will rewrite the policy for \$187,922.00 for 2018. This will increase each unit by \$40.

Cookie Hockstedler made a motion to approve and Gary Granere seconded. All in favor.

New Business

Contract Updates

The landscaping contract with E&T will expire the end of March, 2018. An increase of 10% is being discussed with no other major changes.

Barbara Schwartz

Barbara was upset her leaves are not been blown off her property.

She has also had DuWest back to look at the foundation work on her garage. There are no new cracks along windows. However, There is a gap between dirt and foundations where water is coming up through the cracks. Du West will adjust existing 11 piers at no charge. Tunneling would be better but will cost \$6000.

Barbara has had 2 sets of piers in house paid by HOA.

Barbara does not want her house power washing before painting until we find out why water is coming into her house and wetting her carpet.

She informed us that squirrels are eating her fence and deck and that her fence now has a bare patch.
Just FYI

Rick Charles

He is impressed with the job the landscaping company has done cleaning up the winter and clipping the bushes.

He would like to know when the lights in the median at Oak Cloister and Broadlawn are going to be fixed. Carrie informed him the electricians had been called.

He also asked if a water connection that was leaking had been fixed. Carrie informed she had to buy a piece to fix it at a cost of \$90 per piece.

Gary Graner motion to close the meeting , Linda Braccio seconded.

The meeting closed at 7.45pm