

UGTHOA, Inc. General Meeting Minutes 3/9/2023

Present: Alena Grinstead, John Davis, Clara Hockstedler, Janice Gordon and Linda Lueders.

Absent: Jason Follis and Colleen Owen.

Cookie Hockstedler, secretary, called the meeting at 6:35 p.m. A quorum was present.

Treasurer's Report: John reported as of 3/9/2023, \$293,130.74 in the BOA account. On 3/10/2023 \$98,968.63 will be paid to Allen & Assoc. for the insurance leaving \$194,162.11 in the BOA account. The Association has \$236,873.37 in the Moody Insurance account. \$233,873.37 will be paid out to Allen 3/10/2023. \$3000.00 will remain in the Moody account to keep the account open. To date insurance receipts of \$22,813.48 have been received. Wellby JSC accounts: Primary \$34,029.40, 3 mo CD \$105,924.25 and 6 mo CD \$92,294.73. The February 28, 2023 Financial Statement is available. Board will look into higher interest rates for CDs.

Minutes: John moved, Alena seconded approval of 2/9/2023 General Meeting Minutes. Passed.

Committee Reports:

- **ACC** – Cynthia reported requests for windows at 2374 Gemini, fence at 2257 Broadlawn and deck at 2310 Gemini.
- **Landscape** – Janice reported the intention of having E & T beginning the freeze cleanup next week.

Old Business:

- **Pool Gate** - Gate installed 3/9/2023,
- **Insurance** - Two Electron votes were taken: On 2/27/2023 John moved to go with the 10 million dollar coverage – Option 2. Cookie seconded the motion. Jason called the question. Approved by all members of the Board 2/28/2023. On 2/28/2023 John moved to allow homeowners to pay the insurance over 5 equal monthly payments of \$275.00. Cookie seconded the motion. Approved by all members of the Board 3/2/2023.
- **Sidewalks, Concrete Phase 3** – Work began 3/7/2023. E & T bids of \$45,344.00 and \$32,500.00 approved 2/9/2023. On 3/3/2023 John moved for an electronic vote to accept two additional bids of \$2,530.00 and \$2,600.00 for a total of \$5130.00. Cookie seconded. Approved 3/5/2023. Jason absent. John moved, Alena seconded sending a Blast out to the community informing them of ongoing sidewalk repairs. Linda called the question. Approved.
- **Freeze Clean Up** – Due to incomplete information concerning bids from E & T, committee (Janice, Alena, Linda and Grady) will meet with Tammy and Carrie to clarify and then present a bid to the board..

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New Business:

- **Foundations -**
 - 16520 – 16522 Space Center** Still on Hold
 - 2276 – 2274 Gemini** Parties have agreed to allow DuraTech to inspect.
 - 2384 – 2382 Gemini** 2384 work completed.
 - 16560 Space Center** – Janice moved, John seconded going forward with DuraTech 7/2022 \$3631.00+ bid if it remains under resident's allotment. Passed.
- **Broadlawn Green Space Sidewalk and Drainage** – Three E & T bids totaling \$73,744.00 tabled for further discussion.
- **Annual Meeting 4/13/2023 Gilruth 5 – 7 p.m.**
Possible speakers: Exploration Green and Constable
Blast requesting bios from candidates and encouraging volunteers to run.
Letters to go out by 3/24/2023.

Homeowners Forum:

- **Dr. Whitney** – Concern for \$250,000 FDIC and Mosquito spraying. (Begins March 15 twice a week.
- **Alexander Minish** – Would like the AppFolio Events Calendar Used. Appreciated the meeting information on the Mail Board.

John moved, Alena seconded adjournment at 8:05 p.m.

Approved 4/4/2023. Alena moved, John seconded. Passed. Jason and Colleen abstained because not at the meeting.