

UGTHOA, Inc. General Meeting 3/10/2022

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

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

Treasurer's Report: Deandra reported the February financial report was available. Currently there is \$329,935.53 in BOA. Pending payments include \$5200.00 for concrete to E & T and \$2489.75 to Bay Area Trees. \$3529.46 remains in Moody after payment to Ted Allen for the insurance. JSC: \$33,579.40 primary, \$105,871.29 three month CD and \$91,692.60 six month CD. John moved, Janice seconded approval of 2022-2023 ProForma Budget. Passed. It is projected to be **\$27,811.00**. Large expenses include swimming pool \$65,000.00 and landscape \$25,000.00.

Minutes: Janice moved, John seconded approval of 2/28/2022 Special Insurance Meeting. Passed. Janice moved, Deandra seconded approval of 2/10/2022 General Meeting. Passed.

Committee Reports:

- **ACC** – John reported one request for patio.
- **Landscape** – Committee has plans for buildings 1-4. E & T needs to clean beds, garden soil and plants need to be purchased and grasses will be transplanted.

Old Business:

- **2308 Gemini** – Tree has been removed from the rear common space and new concrete poured for two half driveways.
- **Pool Bids** – Janice moved, Colleen seconded approval DuraTech's bid of \$67,000.00 including all upgrades and ten year warranty. Passed. Bids from

Horizon, Charles and Charles, and Pool Restorations did not include upgrades.

- **2022 Insurance** – Accepted Ted Allen’s Option 4 of \$237,247.00. The risk is a little higher, but with a lower assessment residents’ can purchase flood insurance.

New Business:

- **Annual Meeting** –Thursday, April 14 at the Gilruth Building. Time and room are not currently definite. Three positions are up for election – John Davis, Deandra Newcomb and Colleen Owen. So far Alena Grinstead has indicated she would run. Office will send out a Blast asking for candidates’ biographies by March 23. Proxy letters need to go out at that date.
- **2243 Broadlawn Driveway** - Agreed to have one quarter panel replaced.
- **Tree Trimming** - Linda moved, Deandra seconded Bay Area Trees bid for \$1515.50 to trim common area trees at 16562 Space Center. Passed.

Home Owners Present: Audrey and John Rivers, Dr. Whitney, Tina Carter, Alena Grinstead, Grady Davis, and Emily and Brian Martino. Audrey Rivers, an FAA certified pilot, discussed drones.

Adjourned at 7:30 p.m. Approved 5/12/2022 Submitted C. Hockstedler