

UGTHOA, Inc. 2022 Annual Meeting 4/14/2022 – 5-7 p.m. Gilruth Center

Present: Jason Follis-President, Deandra Newcomb-Treasurer, Janice Davis, Colleen Newcomb, John Davis-Directors and Clara Hockstedler-Secretary by phone. **Absent:** Linda Lueders - Vice President. **Staff Present:** Carrie McGinnis and Cynthia Johnson. **Attorney:** Jay Quezada.

Signed In: Grady Davis, Lyn Wingert, Linda Braccio, Alena Grinstead, Ben Wittmeyer, Cheyn Doerr, John Rivers, Dr. Karen Whitney, Gary Brown, Jana Taylor and Board Members.

Jason Follis, president, called the meeting to order at 5:14 p.m. A quorum of residents including proxies was present.

Opening Remarks: Jason Follis, president, introduced the board members.

Jay Quezada, board attorney, discussed several new board policies that took effect with passage of SB1588. These concerned requiring bids for projects over \$50,000.00 and the independence of ACC (chairman is not allowed to be a member of the Board).

Minutes: Deandra moved and Clara seconded approval of 4/11/2019 Annual Meeting Minutes. Passed.

Financial Report by Deandra Newcomb: The year-end (December 31, 2021) report was available and is on the website. The PPP loan of \$38,285 including \$357.68 interest was forgiven 4/19/2021. The ProForma Budget was available and discussed. Refurbishing the swimming pool will be the largest expense for 2022. Already \$65,000.00 has been approved. Additional electrical improvements should be considered. Once again there was no increase of assessments for 2022, and continued oversight should not require an increase in the near future. March 31, 2022 Financial Report (available) showed BOA balance of \$384,364.68 of which \$138,166.90 was to be transferred to the Moody Insurance account. Reserve accounts at Wellby include: Primary - \$33,587.25, 6M CD \$91,708.17 and 3M CD \$105,875.81.

Guest Speaker: Jimmy Catchings with Critter Squad discussed the humane removal of wildlife problems. He left his card.

Committee Reports:

- **ACC** – John Davis said most of the requests are for new windows and patios.
- **Landscape** – Grady Davis indicated the first project will be the corner of Space Center and Gemini and requests made to the office. A \$25,000.00 budget has been approved.

2021 Highlights: Jason discussed the five year E & T landscape contract, the rapid cleanup after Nicolas, regular tree trimming by Bay Area Trees, the completion of over 2000 feet of sidewalks and other concrete, completion of Brighton garage roofs, maintaining long time employees, insurance negotiation, continued drainage mitigation, and a pool refurbishing contract.

Election: Janice Gordon announced three board positions were open - John Davis, Deandra Newcomb and Colleen Owen. Deandra will not be running as she has a business in Colorado. Monica Gauthier, Michael Christian Rotan, John Davis, Alena Grinstead, Colleen Owen and Kevin O'Flaherty (withdrew because of a conflict) submitted biographies. Candidates present introduced themselves. Janice called for nominations from the floor. Voting took place with Jay Quezada counting the ballots.

Open Forum: Pollen from oak trees, landscape company onsite Thursdays and Fridays, T Parking with large trucks, the number of rented homes, roof replacement, racing on Gemini, drainage and sidewalk replacement section 3, and opening of the pool.

Election Results: John Davis, Alena Grinstead and Colleen Owen were elected. Positions will be decided at the May Executive Meeting.

Adjourned at 6:30 p.m. These Minutes will be approved at the 2023 Annual Meeting