

University Owners Association . Inc (UGTHOA,Inc)

MINUTES      General Session    Thursday, May 11<sup>th</sup>, 2017

Present    Linda Braccio

              Trish Charles

              Jason Eversole

              Gary Granere

              Cookie Hockstedler

              Linda Leuders

              Sean Martinez

President    Linda Leuders called the meeting to order at 6.38 pm.

**Treasurers Report - Jason Eversole**

Canady and Canady need much more information in order to complete the audit. Jenkins has filed for an extension of our tax return.

**Approval of Minutes of March General Meeting**

Linda Leuders made motion to approve minutes. Gary Granere seconded. All voted in favor, none against

**ACC Report - Sean Martinez**

There have been no meetings of late. Sean is hoping to meet once a month on Fridays, 5-6 pm. He is also thinking that approval by email might be a good alternative. Enforcing the Deed Restrictions is something he is going to implement.

**Landscaping Report – Trish Charles**

The new landscapers, E & T, are doing a fantastic job of cutting and edging the grass. Many homeowners have voiced their approval. There is much to do with the bushes. Some are dead and some are diseased. Rick and Trish will cut them if they have the energy. Some yards need landscaping Trish would like to do the pool area.

Cookie Hockstedler motioned to approve an amount of \$500.00 be allocated to Trish for the purchase of

plants. Linda Braccio seconded the motion. All voted in favor, none against.

### **By-Laws Report - Linda Braccio**

Linda Braccio informed us that the By-Laws Committee will meet Tuesday evenings at 6pm

### **Executive Meeting – May 2017**

New Lock and Pool keys, painting, new employee and Insurance Committee were discussed.

### **Old Business**

#### **Painting**

Luis, Nelson and Oscar will be doing the painting. Building 37 has been completed other than the doors. Luis thinks they can complete a building in 1 week. The cost of the equipment and time will be tracked on the first three buildings to get an average of the time and cost per building. Building 7 and 5 are the next to be started.

#### **Fences**

Homeowners, whose fences are in need of replacement, will be informed, diplomatically that they are not in compliance with the Deed Restrictions. If they do not renew their fence, we will and they will be billed accordingly. A request will be made to remove any decorations inhibiting the painting of garages, doors etc. If not removed we cannot be held liable for any damage.

Back doors will be painted and homeowners who are not home to open doors will be responsible for painting the edge.

#### **Gutters**

Linda Braccio made a motion to readdress gutters, Linda Leuders seconded.

Luis wants them down because of the damage they cause and the constant work involved in keeping them clean.

Carrie informed us that 4 people in Building 37 wanted their gutters and they were left on.

After much discussion Gary Granere made a motion as follows. It was seconded by Cookie Hockstedler.

As a building is to be painted, homeowners will be notified that the gutters will be removed in order to check for damage and to paint the fascia. If they wish the gutter to be replaced upon completion they must notify the office. Linda Leuders, Gary Granere, Linda Braccio, Cookie Hockstedler and Jason Eversole voted for the motion, Sean Martinez and Trish Charles abstained.

### **New Business**

Oscar Moreno, a third maintenance employee has been hired to assist Luis and Nelson with the painting.

Everyone is very satisfied with the new landscaper.

The need for new lock and keys for the pool was discussed.

Sean Martinez made a motion to approve, Gary Granere seconded. All voted in favor. None against.

Linda Leuders is adamant that we will be enforcing the Deed Restrictions.

Barbara Swartz is interested in a Crime Watch for University Green Townhomes.

Janice Gordon was informed that the financials are posted on Condo Café each month.

Rick Charles inquired as to where the money for Oscar Moreno was coming from. Linda Braccio said that since we were now having Luis to do the painting there would be money. Linda Leuders said he was on a 3 month trial and then they would figure it out.

Rick Charles also wanted to know who voted to hire Oscar Moreno. Linda Leuders said she would look back at her records.

Gary Granere made a motion to adjourn the meeting. Cookie Hockstedler seconded the motion.

The meeting was adjourned at 8.25pm