

UGTHOA, Inc. General Meeting Minutes 5/11/2023

Present: Alena Grinstead, Janice Gordon, Mattye Reymont, John Davis and Clara Hockstedler.

Absent: Colleen Owen and Victoria Fields. **Staff:** Carrie McGinnis and Cynthia Johnson.

John Davis, president, called the meeting to order at 6:30 p.m. and welcomed the residents present. A quorum was present.

Minutes: Minutes of the 3/9/2023 General Meeting were approved at the 4/4/2023 Executive Meeting and are on the website. The 2023 Annual Meeting Minutes are also on the website and will be approved at the 2024 Annual Meeting. Victoria Fields, Janice Gordon, Clara Hockstedler and Mattye Reymont were elected Directors at the Annual Meeting. At the Executive Meeting following the Annual Meeting, John Davis was chosen President, Alena Grinstead Vice President, Clara Hockstedler Secretary, Mattye Reymont Treasurer, Victoria Fields Nominations Chairman and Janice Gordon and Colleen Owen Directors.

Treasurer's Report: Mattye reported as of 5/11/2023 a balance of \$157,848.33 in BOA. The Association has \$188,092.59 in the Moody Insurance account. There is an unpaid insurance balance of \$147,841.56. Residents have five months to pay their insurance. Wellby JSC accounts are: Primary \$34,035.09, 3 mo CD \$105,934.26 and 6 mo CD \$92,635.30. In the future the Board may have to find another bank for insurance monies when they go above \$250,000.00. (The insurance premium was \$332,842.00 - \$1375 per residence or \$275.00 for five months.) The Board will look into exchanging one Wellby CD for a longer term, higher interest rate CD. The April 30, 2023 Financial Statement was available.

Committee Reports:

- **ACC** - Cynthia reported two requests had been approved for a door and patio.
- **Landscape** – Janice, committee chairman, had Grady report the information from the afternoon meeting i.e. that the recovery from the freeze was going better than expected, grass has been planted in front of 2322 Gemini but further grass planting will have to wait until grass is available. The committee is considering asking Board to hire a part time contractor for planting bushes, etc.

Old Business:

- **Pool Pump** – Contractor investigating a different supplier and installation.
- **Pool Gate** – Completed with use of old keys.
- **Freeze Cleanup** – Completed.
- **Concrete and Drainage** – Completed in front of buildings 39, 36, 32, 29, 25, 31 and 34.
- **2322 Gemini Grass** – Completed.

- **Pool Landscape Project** – On 4/24/2023 An EVote for the pool project was taken. Janice moved to accept The Grounds Guys bid of \$2550.00 and voted Yes. Alena seconded the motion and voted Yes. Mattye, Colleen, Cookie, Victoria and John voted Yes. Passed.

New Business:

- **Concrete Bids** – Alena moved, Mattye seconded E & T bids for \$29,200.00 and \$40,128.00 for work between buildings 26 and 28. Passed. Janice expressed concern for the time residents would be without front access.
- **Grass** – Additional grass will be installed when available in front of Buildings 9, 12 and 38.
- **Foundations -**

16562 Space Center – Approved 3/9. The resident will coordinate with DuraTech for a timeline.

2276 Gemini – Janice moved, Mattye seconded DuraTech's \$4231.00 bid. Passed.

Homeowners Present: Emilly and Sebastian Martino, Tom Rowlands, Grady Davis and Linda and Ed McCullum.

Alena moved, Mattye seconded adjournment at 7:18 p.m. Passed.

Approved 7/13/2023. Colleen moved, Alena seconded. Passed.

Submitted by Clara Hockstedler, secretary