

UGTHOA, Inc. General Meeting Minutes 6/9/2022

Present: Alena Grinstead, Janice Gordon, Clara Hockstedler and John Davis by phone. **Absent:** Jason Follis, Linda Lueders and Colleen Owen. **Staff Present:** Carrie McGinnis.

Clara Hockstedler, secretary, called the meeting at 6:32 p.m. A quorum was present.

Minutes: Janice moved, Alena seconded approval of 5/12/2022 General Meeting Minutes. Passed.

Treasurer's Report: John reported \$311,438.74 in BOA with two pool installments having been paid leaving a last payment of \$6,744.24 for pump equipment when it arrives. JSC Wellby: Savings \$33,587.25, 6 mo CD \$91,708.17 and 3 mo CD \$105,875.79. Moody Insurance Account has \$207,684.14 with \$10,453.35 insurance payments remaining to be collected. May 31, 2022 Financial Statement is available.

Committee Reports:

- **ACC** – John reported for chairman Kevin O’flaherty requests for a door replacement at 2012 Gemini and new windows at 2268 Gemini. Two other non-board members are on the committee: Lynn Glazner and Ed McCollum.
- **Landscape** – Janice reported \$11,310.23 has been spent of the budgeted \$25,000.00 not including the E & T \$1973.45 payment for the debris cleanup last August. Over 800 plants have already been planted and overgrown areas transplanted. Luis, Nelson and Oscar are doing the planting and watering.

Old Business –

- **Pool** – Carrie reported that the bath house foundation repair is completed, replacement of undersurface plumbing and electric is finished, replacement skimmer, coping and electric fixtures have been purchased. The concrete was poured Monday June 6. Contractors started the final draining of the pool today June 9 and will work over the weekend to remove tile and plaster. Next the textured cool decking will be added to the concrete deck and the pool plaster completed.
- **Sidewalk and Concrete Repair Section 3** – We will begin marking the walks and getting bids for this project.
- **Mosquito Spraying-** Residents have heard the truck and smelled the spray.

New Business –

- **Bath House Renovation** – Alena presented a proposal to renovate the bath house including problems, fixes and costs. Because we will need to get bids from contractors,

continuing supply problems and the need to open the pool as soon as possible, it was decided to wait until fall or winter to renovate.

Home Owner's Forum –

- **Dr. Karen Whitney** – Expressed concern with the appearance , value and safety of the property due to deed restriction violations and rock landscaping.
- **Brenda Barella** – Was concerned with the possible damage of root and water to her fence.

Adjourned at 7:24 p.m. Approved 7/14/2022 submitted by Clara Hockstedler, secretary.