

UGTHOA, Inc. General Meeting June 11, 2020

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

Linda Lueders, president, called the meeting at 6:30 p.m. A quorum was present.

Treasurer's Report: Linda reported \$293,406.69 in the BOA account including the \$38,285.00 received from the PPP loan. There are approximately \$62,000.00 in outstanding bills. May financials are online.

Minutes: John moved, Janice seconded approval of May 14, 2020 minutes. Passed as corrected.

Executive Session: Clara summarized the June 2, 2020 meeting indicating all decisions requiring a vote are done in public at the General Meeting. The board discussed sidewalk repair on Space Center, drainage between building 28 and 30, Brighton garage roofs, and the pool .

Committee Reports:

ACC: John reported requests for a new fence and another for new windows.

Landscape: Linda reported plans to remove dead plants and replacing them with new planting. Brenda Oden volunteered to help.

Old Business:

1. Building 11 and 38 will treated for carpenter bees. This was delayed by wet weather.
2. Tree pruning in the common areas on Gemini, Oak Cloister and Broadlawn will begin Monday, June 15. Bay Area Trees will offer discounted rates to homeowners who would like private trees pruned.
3. Mulching was completed Monday.
4. We have a survey and one bid for the drainage problem between buildings 26 and 28. We need to solicit other bids and bids for the concrete work.

5. \$38,285.00 from the PPP loan was deposited in the BOA account May 8, 2020. It is being used to pay salaries and utilities.
6. John moved, Janice seconded having Genucraft replace one single and seven double Brighton garage roofs for Buildings 16 and 18 at \$26,840.00. Passed. Work will begin after trees are pruned.
7. Currently Luis and crew are replacing sidewalks to improve drainage. They will be working on the pool decking next week.
8. Sprinklers and sprinkling is a big problem. We will attempt to adjust and time working sprinklers. Oscar will water other areas.

New Business: POOL

Janice moved, Colleen seconded opening the pool with the following restrictions:

1. 10 people maximum occupancy
2. No outside guests
3. First come, first serve – consider limiting time to 2 hours
4. If you are exhibiting any symptoms, stay out
5. All furniture will be removed – bring your own
6. The restrooms will be locked
7. Bring your own sanitizers
8. Maintain social distancing
9. Obey posted rules – no lifeguard on duty, children under 16 must be accompanied by an adult, no glass containers allowed, pool open 7 a.m. to 10 p.m.
10. Sign a waiver to use pool

The motion passed. The board thanks the community for their suggestions.

Community Forum: Discussed drainage between buildings 21 and 22.

The following residents were present at the meeting: Brenda Oden, Nick Brewer, Laura Dipette, Karen Whitney, Diana Whitwer, Brenda Bullara, and John Meiners, jr.

Adjourned at 8:00 p.m. Approved 7/10/2020 submitted C. Hockstedler, Sec.