

UGTHOA Inc. General Meeting Minutes

June 14th 2018

Call to Order, Linda Lueders @ 6:30pm

Present: Cookie, Trish, Bruce, John, Linda, Deandra (7:15pm)

Absent: Jason

Approval of May Meeting Minutes.

Treasurer's Report: Linda: \$16,230 insurance payments yet to be collected. Budgeted money for painting + expenses. Profit made each month from monthly dues. Foundation work ongoing. Siding work being done by Luis.

Committee Reports:

ACC-

Garage Roofs John D.: 3 requests concerning windows and a pergola. Garage roofs surveyed. Find out who's garage is leaking. Finish painting before starting on garage roofs.

Landscaping-

Trees Bruce: take care of problem areas. John made motion to take down tree at 16578 Broadlawn. Cookie: seconded. All in favor. Section 2 work to begin later.

Pool Trish: discussion on maintenance worker helping with pool landscaping tasks ie planting, watering.

Other Discussion over using plants we already have for areas needing attention and hose locations.

Executive Meeting- new operating system for office. current contract expires in November. 30 day notice required to cancel. Monthly delinquency discussion. New auditor. Individual homeowners and yards needing to be cleaned up. Letters to be sent out.

Old Business-

Painting ongoing

Foundations Linda: foundations, 3 in line to be done. 3 bids @ \$15000 total, John made motion to move ahead, Cookie seconded, all in favor.

New software for office operations Office does not like current system Yardi, two systems that seem favorable are TOPS (\$4500/yr) and APPfolio (\$4200/yr). Carrie reported TOPS

seems more intuitive to UGTHOA needs than APPfolio. Cynthia reported TOPS pay is best/easiest out of these for homeowners to go online and make payments. John reported software reviews. Goal to get more recommendations and reviews before deciding.

Community Comments-

Barbara Schwartz 1. concerned re types of insurance coverage single family, FEMA. 2. Dirty doors and citations. 3. Question re work orders. 4. bushes removed causing mud. 5. sidewalk sinking, rain run-off going towards foundation 6. security and hacking.

Meeting Adjourn- Trish moved to adjourn meeting. Cookie seconded. Adjournment unanimous at 7:35pm.