

# UGTHOA, Inc. General Meeting

## Thursday, August 9th 2018

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<b>Present:</b> Linda Lueders	John Davis	Bruce Willis
Cookie Hockstedler	Trish Charles	Deandra Newcomb Carrie
McGinnis, property manager	<b>Absent:</b> Jason Eversole	

Meeting called to order at 6:30pm by President Linda Lueders.

Financial statements presented with short discussion.

Explanation of BOD executive session and its purpose. Explanation of BOD general session format and purpose by Linda Lueders.

**Approval of June 2018 General Meeting minutes.** John Davis motioned. Trish Charles seconded the motion. All in favor.

**Approval of July 2018 General Meeting minutes.** John Davis motioned. Deandra Newcomb seconded. All in favor.

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### ACC

Discussion on garage vents and the general need for ACC approval before starting work on homeowner projects. Several problems have arisen in regards to projects being done without ACC approval. Bylaws are clear in stating fines may be imposed if projects proceed without approval. Notices should be posted in specific property address files regarding ACC violations that could need correcting for the purpose of notifying future homebuyers.

### Landscaping

Trish Charles made a motion to spend \$200 for a landscaping upgrade on or near a corner property off of Oak Cloister that is in desperate need of attention. John Davis seconded. In favor: Cookie Hockstedler, Bruce Willis, Deandra Newcomb. Dissenting: Linda Lueders. Part-time paid staffer Oscar assistance is needed with the project.

Lack of watering in some areas is still an issue. Part-time staffer will assist in watering those areas in need and especially those areas without automatic sprinklers. Luis will assist in identifying areas that are thirsty.

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### Old Business

Trish Charles made motion for Appfolio office software to replace the old system Yardi. Cookie Hockstedler seconded. All in favor.

Painting of the older buildings is expected to be complete in October. At that time, we will take a break from painting until the first of the year.

Concrete work needs to be done. Bids will be solicited in the near future.

Trees on the property are aging. John Davis made a motion to allocate \$5000 towards the removal of hazardous trees by Bay Area Trees. Cookie Hockstedler seconded. All in favor. Bruce Willis will coordinate with Bay Area Trees on behalf of the association.

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#### New Business

**Fines** will be imposed for deed restriction violations.

**Requests** for ACC and Landscape Committee Members will be made through the newsletter.

**Delinquent accounts** are being addressed and pursued by office staff. Less than 10 serious offenders at this point.

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#### Comments and Suggestions by Homeowners:

**Alaina** is concerned about house numbers not being visible to emergency personnel and postal carriers. Suggest putting an alert in newsletter.

**Barbara** requested to be on ACC. Asked question about UG plat with property lines. Linda Lueders confirmed there is not one. Homeowners must get own survey of their property. Barbara also stated there is no hose in front of her property.

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#### Meeting Adjourned @ 7:25pm

Cookie Hockstedler made motion. John Davis seconded. All in favor.