

UNIVERSITY GREEN TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.

MINUTES OF GENERAL MEETING
AUGUST 11TH, 2017

Meeting called to order at 6.30pm

Present: Linda Lueders, Gary Granere, Trish Charles, Linda Braccio, Sean Martinez and Clara (Cookie) Hockstedler.

Absent: Jason Eversole

Treasurers Report.

In the absence of Jason Eversole (Treasurer) it was reported that \$74,823.04 had been transferred from BOA to the Moody Bank account. This amount will bring the balance in Moody Bank up to \$200,000.00. to pay next years Insurance.

ACC Report

Sean Martinez Chairperson

Sean reported the tree trimming had commenced which should be completed in approximately 3 weeks. Some vehicles will need to be moved and the owners of said vehicles will be notified accordingly.

The two pear trees we discussed previously will be removed from 2360 Gemini. There will be further discussion with Bay Area Trees regarding the palm trees at the pool as to whether or not they are included in the bid.

The contract for the three year maintenance program with Bay Area Trees is ready for perusal.

Landscaping

Trish Charles Chairperson.

There will be a Landscaping meeting to be held at the office on September 1st 2017 at 7p.m. Notice will be given to all homeowners and all are welcome.

With the help of Oscar, Rick and Trish planted several Azaleas and other plants at the corner of Space Center and Gemini. They also landscaped one side of the front of the house at the same corner. A pallet of grass was laid at several locations on the property. There will be no more planting until the temperature drops.

Old Business

Buildings 39 and 36 are being repaired and painted.

Some buildings have had additions which have not always been approved by ACC. It is within our rights to have them removed. The Board discussed the options and it was decided that notification be sent to one homeowner who has an impediment between his garage and his neighbors garage.

It was also decided to notify homeowners of the need to remove any and all decorations from surfaces to be repaired and painted. This includes the interior as well. We will remove any remaining decorations etc. and the homeowner will be billed accordingly for the time. Any damage caused doing this will not be our responsibility. The homeowner will be given 2 weeks notice to do this before repair and painting begins. Linda Lueders will be drafting said notice.

As discussed previously homeowners are responsible for painting 1 (one) coat of brown paint on their new fences.

The Board decided that new garage doors installed in the Brighton houses should be painted the new brown (Manor House) within 90 days of installation.

Linda Lueders recommended modifying the Policies and Procedures.

New Business.

The Contract for the three year tree maintenance program from Bay Area Trees is ready. The annual cost is \$12,000 to \$15,000 per year. The ACC will discuss the contract and will modify where necessary before finalizing the agreement.

The chimney at 2356 Gemini is in desperate need of repair. A motion to go ahead with the repair was made by Trish Charles, seconded by Gary Granere. All present voted in favor.

Open Forum

Rick Charles suggested that we put in place a program for replacing the remaining garage roofs.

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Janice Gordon was not happy with uneven grass and suggested maybe a sharper blade would help. It was mentioned that we have had many rainy days that might be the cause. Carrie said she would talk to E & T Landscapers.

Mr Robert Neil said Linda Lueders email doesn't work and as President she should be available. Carrie is going to create another email for Linda.

Linda Braccio has replaced her fence and highly recommends the contractor she used. We can put her recommendation in the newsletter.

Gary Granere made a motion to adjourn the meeting. Linda Braccio Seconded.
Meeting adjourned at 7.40 p.m.