

## **UGTHOA, Inc. General Meeting Minutes 8/11/2022**

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

Linda Lueders, vice president, called the meeting at 6:35 p.m. A quorum was present.

**Treasurer's Report:** The financial report for July 2022 was available. John reported a BOA balance of \$348,474.17. \$28,643.96 will be transferred to the Moody Insurance Account. Moody Insurance Account balance is \$207,716.06. Wellby Savings balance is \$34,011.74. 6 mo CD is \$91,753.91. 3 mo CD is \$105,888.90. Currently Duratech has been paid \$60,533.01. The \$6,936.00 supplemental charge for additional plaster removal and installation is still outstanding. Final payment of \$6,744.24 due on completion of pool and pump installation.

**Minutes:** Janice moved, John seconded approval of General Meeting Minutes of 7/14/2022. Passed.

### **Committee Reports:**

- **ACC** – John reported the new committee - Kevin O'Flaherty Chairman, Lynn Glazer and Ed McCullum - has been formed per new state HOA law. They are currently looking at a request for new windows and a door.
- **Landscape** – Janice reported no new planting until it is cooler. Approximately \$10,000.00 remains for the project.

### **Old Business:**

- **Pool** – Duratech reported the pool filter equipment should arrive tomorrow, 8/12/2022. Installation should occur over the weekend or first part of the following week weather permitting. Valve causing water level problem will be replaced. Stainless ladders and mastic installation will be completed next week. Pool payments to Duratech include \$60,533.01, extra cost \$6,936.00 for extra plaster and granite and the final payment due at completion of \$6,744.24. Pool will have a ten year guarantee.
- **New Pool Furniture** – Cost, \$1329.32. It is here and assembled. Additionally, \$1650.93 has been spent on signs, safety equipment and restroom supplies.

### **New Business:**

- **Tree at 2344 Gemini** – John moved, Colleen seconded having Bay Area Tree remove the tree and grind the stump. Property owner will pay \$650.00 of cost. Passed. Tree is half on resident's property and HOA green area.

- **Tree Trimming** – Cookie moved, Alena seconded having Bay Area Tree trim all trees in complex and haul away debris for \$42,758.75. Passed. Residents will be notified when Bay Area Tree will be in the area and will have the opportunity to have their trees trimmed.
- **2257 Boadlawn** – The ACC has rejected the owner’s new door request. It does not meet standards set on ACC picture policy. The six members of the Board present at the meeting decided not to accept the owner’s request at this time. The Board will request the ACC to review policy standards with current designs.

**Community Forum:**

- **Patricia Mayes** – Questioned why the pool rejuvenation did not start sooner and/or took so long.
- **Rosie and Erik Sanchez** – Discussed a dog problem in their T.

**Adjourned at 7:50 p.m.**

**Electronic Vote 8/23/2022**

At the General Meeting 8/11/22 the Board agreed to not overturn at this time the ACC decision to deny 2257 Broadlawn’s request for a door not included in the ACC guidelines. John - No, Janice - No, Clara - Abstain, Colleen - No, Linda - No, Alena - Yes and Jason not present. Passed.

**Electronic Vote 8/26/2022**

Jason asked for approval to spend \$7,598.00 to replace the roof at 2316 Gemini. Clara moved to accept Genucraft’s bid for a new roof at 2316 Gemini. Linda seconded the motion. John voted to replace the roof. Alena voted yes. Colleen voted yes. Janice thought we should look into replacing the roofs of entire building 11. Passed.

**Approved 9/8/2022** submitted by Clara Hockstedler secretary