

UGTHOA, Inc. General Meeting 8/12/2021

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

Jason Follis, President, called the meeting at 6:33 p.m. A quorum was present.

Attorney: Jay Quezada, UGTHOA, Inc. attorney, discussed the HOA legislative changes effective 9/1/2021. A copy is attached. He will have new policies available by September for our comments. He expects the cost to the association to be approximately \$500.00.

Treasurer's Report: Deandra reported \$310,990.84 in the BOA checking account. \$239,170.84 will remain after E & T payment of \$71,820.00 for section 2 sidewalks clears. We also have an Audit payment of \$2995.00, transfer of \$8556.55 insurance funds to Moody Bank and other regular monthly payments leaving \$218,331.22.

Minutes: Janice moved, John seconded approval of 7/8/2021 General Meeting Minutes. Passed.

ACC: Nothing.

Landscape Freeze: We agreed to take \$1973.45 from the approved \$25,000.00 landscape refurbishing budget for a one last cleanout by E & T.

Old Business:

1. Pool: Jason will have the new approved rules copied for the pool. Jason will research a new key system. We need to remove the glass top table from the pool area. Even tempered glass can be a problem if it gets into the water.
2. Foundation at 2008 Gemini completed.
3. 16560 Space Center - \$600.00 to replace the chimney cap. Grading and drainage away from the chimney area has been completed by our crew.

The dirt is gone and grass has been replaced by the resident's contractor without grading to keep rain water away from residence.

4. Mail Boxes – The downed parcel locker has been removed. No replacement at this time.

New Business:

1. Janice moved, John seconded Bay Area Tree bid for \$2,600.00. Approved. Residents with tree problems have been notified.
2. Audit – Received draft for 2020 Audit. Auditor needs signature for 2019 Audit.
3. 16568 Space Center. Owner will make an appointment with GenuCraft concerning garage roof leak.

Guests: Karen Whitney and Evelyn Griffin.

Adjourned 7:50 p.m.

Approved 9/9/2021 Submitted by Clara Hockstedler, Secretary