

UGTHOA, Inc. General Meeting August 10, 2023

Present: John Davis, Colleen Owen, Janice Gordon, Clara Hockstedler, Victoria Fields and Mattye Reymont by phone. **Absent:** Alena Grinstead. **Staff Present:** Carrie McGinnis and Cynthia Johnson.

John Davis, president, called the meeting at 6:34 p.m. A quorum was present.

Minutes: Janice moved, Victoria seconded approval of General Meeting Minutes of 7/13/2023. Passed.

Treasurer's Report: Mattye reported a balance of \$143,509.27 in BOA. The Moody insurance account balance is \$188,457.49. \$11,625.49 insurance left to be paid this month. Some insurance payments remain in the BOA account. JSC Wellby accounts are Primary \$34,045.77, 6 mo CD \$93,098.77 and 3 mo CD \$105,941.95. Financial Report available.

Committee Reports:

- **ACC** – Two units requesting new window approval. Grids required. One new garage door.
- **Landscape** – Too hot for new plantings. We will not be planting new grass between buildings 26 and 28 until mid or late September.

Old Business:

- **Sidewalks** – Large projects are finished and paid.
- **Drainage** - Mostly completed. Crew working on fixing, repairing and adjusting sprinklers.
- **Foundations** – Space Center 16522 and 16524 finished and paid. Gemini 2362 and 2346 requesting evaluation. The drought is causing soil movement and foundation problems.
- **Garage Roof** – Broadlawn 2313 completed and paid \$3,070.00.
- **Landscape Contract Addendum** - Modified and signed.

Other: John –

- We do not recommend contractors for personal home owner projects due to liability.
- Trees three feet from the foundations are too close. Contact Landscape, ACC or office for information on front plantings.
- Garage doors must be consistent.
- We are looking to purchased a second hand, heavy duty golf cart. One of the current carts is basically unrepairable.
- Colleen moved, Cookie seconded cancelling both September meetings. Passed.

Community:

Cookie – We will need to increase the annual assessment for 2024. We had to use considerable funds from our BOA operating account to make the 2023 insurance payment. Water has increased 45% since last budget. Landscape costs have also increased. The last assessment increase was in 2018.

Dr. Whitney – Paint is fading in some areas. We need uniformity of large plants.

Joy Owen – Damage was done to her siding from preceding owner or renter. This should be the home owner's responsibility.

Nikole and Jarrod Keeling – Requested information concerning refurbishing their back property.

Colleen moved, Victoria seconded adjourning at 7:26 p.m. Passed.

These minutes will be approved at the October General Meeting.

Approved 10/12/2023 Janice moved, Mattye seconded. Passed.