

UGTHOA, Inc. General Meeting 9/8/2022

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

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

**Minutes:** Colleen moved, John seconded approval of the minutes of the 8/11/2022 General Meeting including the two electronic votes. Passed.

**Treasurer's Report:** The August Financial Statement was available. As of 9/8/2022 BOA balance is \$327,555.98, Moody \$236,459.79 with \$3,387.15 insurance left to be collected, JCS Wellby Prim \$34,012.52, 3 mo CD \$105,897.99 and 6 mo CD \$91,785.09. Outstanding, payable now, is \$6936.00 for additional pool repair. \$6744.24 remaining when pool pump project complete. The Audit is in process.

**Committee Reports:**

- **ACC** – John reported for Kevin O’Flaherty, chairman. **Door Request 2257 Broadlawn:** The committee has denied the four panel door request. The HOA Board denied the appeal: John – No, Janice – No, Clara – Abstained, Colleen – No, Linda – No, Alena – Yes, Jason not present. Passed. The Board will file the vote and the following reason to the application. “The requested door does not meet with the traditional architectural design of the association.” Resident can make further door requests. **Solar Panel Request 2257 Broadlawn:** The HOA’s attorney has informed the installer that fourteen days is not adequate time for response. The HOA ACC committee requests have a 30 day time. Townhomes have several common elements that need to be considered which are not present in single, stand alone houses.
- **Landscape** – Janice reported further Freeze Replacement would begin as soon as the weather turns cooler. Several Boxwoods will need replacing and a homeowner has requested some sod replacement.

**Old Business:**

- **Pool Improvements** – The pool is open. However pump repair is still on hold due to chip supply. DuraTech also needs to see that the fencing is cleaned before the final pool payment. Cookie moved, Colleen seconded the new Pool Keys and Rules Policy. Passed. The attorney will file. Alena is looking into new front fencing and gate.
- **Tree Trimming** – Began 9/8/2022

#### **New Business:**

- **Foundation** – 2316 Gemini: The DuraTech bid is for \$6,723.00. Alena moved, John seconded UGTHOA paying \$3332.50 of the remaining \$10,000.00 foundation allotment. Passed.  
2137 Broadlawn: John moved, Alena seconded DuraTech's bid for \$4,531.00. Passed.
- **2316 Gemini Roof Repair** - Completed. Jason asked for Electronic approval of Genucraft's bid of \$7,598.00 to replace the roof at 2316 Gemini. Clara moved, Linda seconded. Passed. 6 Yes. Janice thought we should look into replacing roofs for entire building #11. Owner of 2316 requested professional repair of interior water damage caused by leak. HOA policy has always been that Interior damage is the owner's insurance, responsibility.
- **16562 Space Center** – DuraTech has responded that the damage is due to the neighbor's (16560 Space Center) foundation company not supporting the shared beam. DuraTech indicates it would cost \$2,630.00 to support the beam. Also piers should be placed in front of the structure to prevent future damage at a cost of \$1001.00.
- **2260, 2262 Gemini** – Have Duratech determine if this is a foundation or concrete driveway problem.
- **2276 Gemini** – Concern that live oak roots could cause foundation problems. David from Bay Area Tree Experts said roots "could abut the foundation...Many trees in this position do," but he feels the value of the tree outweighs the risk. Keep the tree well watered.

#### **Home Owners:**

- **Mark Isreal** – Wondered if a petition of interested residents for solar panels would reduce the cost.

**Adjourned at 8:00 p.m.**

**Approved 10/13/2022 submitted by Clara Hockstedler secretary.**