

UGTHOA, Inc. General Meeting

Thursday, September 13th 2018

Present: Linda Lueders

John Davis

Bruce Willis

Cookie Hockstedler

Deandra Newcomb Jason Eversole

Cynthia Johnson, Office Assistant

Absent: Trish Charles

Meeting called to order: 6:30pm by President Linda Lueders.

Treasurer's Report: Jason Eversole reports financial standing is good. Income a bit lower than at this time last year due to large expenditures for painting of the buildings. Specific figures can be found on the Financial Statement documents.

Explanation of BOD executive session and its purpose. Explanation of BOD general session format and purpose by Linda Lueders.

Approval of August 2018 General Meeting minutes. Cookie Hockstedler moved. John Davis seconded the motion. All in favor.

ACC Report: John Davis reports all is well on the architectural control committee front.

Landscaping Report: Committee Chair absent

Old Business:

Painting- Pending any major weather delays, painting on the older buildings is expected to be complete by the end of October. Decision on when to start on Brighton buildings is under consideration. John Davis moved to put out a call for bids on painting the Brighton buildings. Cookie Hockstedler seconded. All in favor.

Discussion on whether to paint the fences surrounding the Brighton homes and ensuing request for input on the subject from homeowners will possibly be placed in the newsletter.

Landscaping- Discussion on aging trees in the community and the need for a continued proactive approach in managing them while in collaboration with Bay Area Trees. Currently working under the 3 year plan established a few years back with no extra money being spent thus far. If a tree needs to be removed, replacing it is important. Cookie Hockstedler made a moved to set aside \$1000.00 for landscape improvement. John Davis seconded. All in favor. Cookie Hockstedler moved to rescind \$200.00 designated spending amount voted on during last month's general session. Bruce Willis seconded. All in favor.

New Business:

Fines for late payments- Discussion on delinquent accounts and current fine policy for late payments of monthly homeowner association dues. John Davis moved to begin applying a \$20.00 fine, in accordance with the current UGTHOA, Inc. Policy Resolution, Item #6, Collections, for accounts not paid within the month when due. Cookie Hockstedler seconded the motion. All in favor. Implementation will begin in November 2018 for past due October accounts. Posting of the policy will be made in the newsletter, sent out in an email and mailed through USPS to all homeowners.

Three of seven homeowners, who comprise approximately \$22,000.00 all together in delinquent accounts, are making payments to correct. The association attorney will send notification from her office indicating a lien on property is being filed to those homeowners who are not making an effort to correct those accounts greatest in arrears. Linda will file a motion in JP court as further action.

Budgeting for concrete/trees- Waiting until funds built back up.

Office System- New system expected to be live by October 1st. Discussion on how homeowners will be notified of change.

Comments and Suggestions by Homeowners:

Barbara Schwartz had several comments and made several suggestions

Meeting Adjourned @ 7:43pm

Jason Eversole moved. John Davis seconded. All in favor.