

UNIVERSITY GREEN TOWNHOMES
HOMEOWNERS ASSOCIATION,
GENERAL MEETING
SEPTEMBER 14TH, 2017

Present: Linda Lueders, Linda Braccio, Trish Charles, Clara (Cookie) Hockstedler, Jason Eversole.

Absent: Gary Granere, Sean Martinez.

Linda Lueders, President, called meeting to order at 6.30 pm

Treasurers Report , Jason Eversole.

Balance Sheet		Profit and Loss	
Balance	799,324.13	Income	69,167.45
Liabilities	122,676.92	Expenses	48,010.34
Equity	676,647.21	Net Income	21,157.11

Landscaping, Trish Charles

Nothing will be planted until the weather cools down.

By Laws Linda Braccio

Linda is waiting for any comments from the Board regarding amendments to the By-Laws which will be voted on at the next Annual General Meeting.

Painting

The painting has been delayed because of work needed on damaged property from Hurricane Harvey. Approximately 80 complaints were received. The insurance company advised no permanent fix until the adjuster had been to assess the damage.

Storm Damage

Our Attorney, Kourtney Schroeder, gave her opinion on our governing documents. Our insurance covers the exterior of the property and we have no liability regarding the inside of the property. The HOA will be following her opinion.

Barbara Schwartz

Barbara wanted to confirm that the Homeowners Association insurance covers any damage to the outside and we will repair said damage. Any interior damage is homeowners responsibility and the homeowner should claim on their individual insurance.

Mr Trahan 2224 Gemini

Mr. Trahan asked if the document say affirmatively that they do not cover interior damage. He was informed that our insurance policy covers "studs out". He said Linda Lueders did not reply to phone calls. Linda Lueders had infact talked to Mr Trahan for 1 hour. The Attorney referred him to Article IX page 16 and 17.

Barbara Schwartz

Barbara has individual flood insurance but wanted to know what happens if her neighbor does not. She suggested the HOA get flood insurance for everyone. To do this a vote from all homeowners would be necessary.

It was suggested a Disaster Recovery Plan be put in place.

Barbara also wanted to know who was responsible for sealing cracks in garage floors. She is having water seeping into cracks. She has had her foundation done herself and there is a warranty. However, if there is any of her allowance available the balance will be used to seal her garage.

Barbara also stated that when the Brightons were built a drain and a pipe allowed water to drain into Oak Cloister causing flooding. She wants some of the drainage to flow into Gemini. Linda Lueders said she would have the ACC to look into it.

Barbara also mentioned the fact that the sprinklers were still watering even during the rainstorm.

Trish Charles motioned to adjourn the meeting and Jason Eversole seconded the motion.

The meeting was adjourned at 7.24 pm.