

UNIVERSITY GREEN TOWNHOMES

HOMEOWNERS ASSOCIATION

GENERAL MEETING

OCTOBER 12, 2017

Present: Linda Lueders, Gary Granere, Trish Charles, Jason Eversole, Sean Martinez, and Clara (Cookie) Hockstedler

Absent: Linda Braccio

Linda Lueders, President, called meeting to order at 6:30 pm

Minutes of September meeting approved unanimously

ACC-Sean Martinez

Sean reported that there were new applications for windows and other treatments

Landscaping – Trish Charles

Rick and Trish are landscaping the pool area. The bushes that are being removed are being transplanted to empty spaces around the complex.

The Board discussed whether the Association was responsible for landscaping done by the homeowner. It was decided that if they wanted us to replace plants they had planted the replacement may not be the same plant.

The trimming of the bushes was discussed in length. It was suggested we come up with a height for each species. No decision was made but will be addressed at a later date.

Finances – Jason Eversole

Balance Sheet

Balance \$783,686.16

Profit and Loss

Income \$68,790.88

Liabilities	107,118.79	Expenses	68,870,72
Equity	676,657.37	Net Income	-79,84

The complete Financial Statement as of September 30th, 2017 can be viewed on line.

Jason will be calling the accountant about the audit.

Old Business

The repairs resulting from Hurricane Harvey are almost completed.

Linda Lueders suggested that Luis has difficulty performing his planned work objectives because some individuals want him to drop everything to work on a particular, often unnecessary, repair on the individual's property. A discussion followed and Sean said that Luis should do only that work which is a priority and which has been called in to the office.

Carrie (property Manager) informed us that there are 2 more vents and 2 more chimney caps to do. Everything else is masonry. There are 29 problem chimneys so she is calling a mason to give us a quote. She has called Master Services who will be coming here October 23rd, 2017 to assess the situation and give us a quote for building new chimney caps.

Luis is now back to repairing buildings, presently working on Building No. 36.

Sean asked Carrie how much more Harvey work is to be done and he was told "very little".

Carrie said we should be back on track in 2 weeks.

Gary Granere informed us that Dixie Ply might be the place to buy our Hardiplank.

Clara (Cookie) Hockstedler reported that the boat is still on the street at the corner of Oak Cloister and Broadlawn. Another letter will be sent to the owner to remove the boat.

New Business

None.

Homeowner Comments and Suggestions

Brenda Bullara, 2112 Gemini, was curious as to when her chimney would be done as it leaks when it rains.

Richard Charles, 2220 Gemini, is of the opinion that the complex is deteriorating and maintenance that should have been done has resulted in more extensive repairs. He presented a long list of issues he has seen.

Gary Granere moved to repair 4 double garage roofs at a cost of \$3,230 each double. Cookie Hockstedler seconded. All voted in favor except Linda Lueders who opposed.

Grady Davis was informed that ridge vents would be added.

Cookie Hockstedler moved to adjourn the meeting. Gary Granere seconded.

Meeting adjourned at 7:45 PM.