

UGTHOA, Inc. General Meeting 10/12/2023

Present: John Davis, Clara Hockstedler, Mattye Reymont, Janice Gordon and Victoria Fields.

Absent: Colleen Owen and Alena Grinstead. **Staff:** Carrie McGinnis and Cynthia Johnson.

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

Minutes: Janice moved, Mattye seconded approval of 8/10/2023 General Meeting Minutes. Passed.

Financial Report: Mattye reported \$158,549.76 in the BOA account. The Wellby accounts: \$34,045.78 Savings, 3 mo CD \$105,941.95 (to rollover to a 6 mo CD 11/09/2023 at 4.59 or 4.89%) and 6 mo CD \$93,098.77 at 4.59 or 4.89% rolled over on 10/01/2023. Moody insurance account at \$188,782.91.

Committee Reports:

- **ACC** – Kevin reported the committee will meet once a month. Committee members also present were Lynn Glazer and Mark Isreal.
- **Landscape** – Janice reported the committee will probably not do any replanting until late winter. Currently our maintenance crew has been removing dead bushes.

Old Business:

- **Pool** – The new pump has been installed, and the final 10% , \$6744.24, was paid to Duratech. Shortly after the pump malfunctioned. Duratech is waiting to see if the manufacture will cover the replacement under its warranty. The old pump is currently working. Ellis Electric Services replaced and repaired the panel and breaker for \$3550.00.
- **Lights** – Three lights along Oak Cloister were repaired today at a cost of \$1700.00.
- **Sidewalks & Drainage** – All the sidewalks between Buildings 26 and 28 are completed including drainage. Grass will be replaced in the near future.

New Business:

- **Pool Bathrooms** – Our winter project will be repairing the bathhouse including installing new floor mats..
- **Assessment** – The rising costs of the services our association uses daily and monthly require our raising the monthly assessment. Cookie moved, Mattye seconded raising the month assessment 10%, \$23, to \$258 a month beginning January 1, 2024. Passed. A letter will be sent to all owners in mid-November explaining the services that used by the association.

Other:

- **Newsletter** – Grady will do a newsletter.
- **Christmas** – Lynn Glazner will find judges for the Christmas Decorating Contest. 1st place one month assessment, 2nd \$100.00 and 3rd \$50.00.
- **Wildflowers** – Joy Owen and other residents will help thin the garden after the birds and butterflies have migrated. Residents' surveys determine how much front property for which residents' are responsible.
- **Mortar** – Dr. Whitney asked that 16568 Space Center be included with the brickwork project.
- **Insurance Assessments** – Discussion on how to manage the increasing cost of the insurance policy.

Mattye moved, Victoria seconded adjournment at 7:27 p.m. Passed.

These Minutes will be approved at the next General Meeting.