

**UGTHOA, Inc. Special General Meeting to Review and Sign TX 1588 Policies  
10/21/2021**

**Present:** John Davis, Linda Lueders , Janice Gordon, Clara Hockstedler, Colleen Owen and Jason Follis. **Absent:** Deandra Newcomb. **Staff Present:** Cynthia Johnson.

Jason Follis, president, called the meeting at 6:06 p.m. A quorum was present.

**Policies:** Attorney Jay Quezada had prepared for the Board's consideration six policies regarding recent changes affecting HOA management (SB 1588).

- **Rental and Lease Policy** - Tabled discussion: There was disagreement concerning the wording "in whole or in part."
- **Sign and Flag Policy** - Deleted sections 2 and 3 under Political Signs and sections 2, 4 and 5 under Permitted Flags. Signed.
- **ARA and Appeals Policy** - Signed.
- **Bid Solicitation Policy** - Signed.
- **Deed Restriction Violation Dispute Resolution Policy** - Signed.
- **Management Certificate** – Deleted section 3 concerning plats and Rental and Lease Policy in section 12. Signed.

Janice moved, John seconded approval of policies. Approved with Linda abstaining. Full policies included with minutes.

**Note:** John moved, Janice seconded Section 3 concerning plats to remain in Management Certificate. Approved.

**Residents Present:** Grady Davis.

**Adjourned at 6:55 p.m.**

**Approved 11/11/2021.** Submitted by Clara Hockstedler, Secretary.

## **UGTHOA, Inc. General Meeting Minutes 10/14/2021**

**Present:** John Davis, Jason Follis, Janice Gordon, Clara Hockstedler, Colleen Owen, Linda Lueders and Deandra Newcomb (by phone). **Staff Present:** Carrie McGinnis and Cynthia Johnson.

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

**Treasurer's Report:** BOA September 30, 2021 balance \$243,381.98. Moody Insurance balance \$241,072.45, \$1646.51 unpaid. JCS FCU balances \$33,553.67, \$105,831.70 and \$91,555.54. Need to contact accountant of JCS name change to Wellby.

**Minutes:** John moved, Colleen seconded approval of 9/9/2021 General Meeting Minutes. Passed.

**ACC:** Nothing

**Landscape:** Nothing

### **Old Business:**

- **Nicholas Cleanup:** Our crew was out early the next morning moving debris. E & T made three extra trips to dump. Extra cost was approved by electronic vote on 9/13/2021. John, Cookie, Janice and Linda voted authorizing Jason Follis, president, required money to clean up after the storm. Residents assisted cleaning their lots and moving debris to curbside for pickup.
- **Audit:** Completed and signed.
- **IRS:** Signed, nothing due.
- **Concrete:** Section 3 to begin later after drainage mitigation.
- **Pool:** Carrie to solicit bid for deck repair.
- **Pest Control:** Agreed to twice weekly spraying until the end of October.

### **New Business:**

- **Mailboxes:** Repaired and mail being distributed for buildings 7, 8 and 9.

- **Tree Trimming:** John moved, Cookie seconded \$16,237.50 Bay Area Tree Experts bid for 28 point maintenance trimming. Passed. No trees will be removed.
- **New Policies:** Six new policies effected by recent Texas legislation will be reviewed at a General Meeting Thursday, October 21, 2021at 6:00 p.m.
- **Gutters:** E & T bid of \$24,300.00 for front and back of each home not considered. The Association is responsible for maintaining and cleaning gutters. However, the cost and frequency of cleaning makes the E & T bid not fiscally responsible. Homeowners need to submit in person, by phone or email request for gutter cleaning. Our crew will respond. Linda will write a letter to resident requesting new gutters.
- **Pressure Washing:** Walks, brick fronts and gutters have been cleaned with good response from the community.
- **Assessment:** Linda moved, John seconded approval of monthly assessment at \$235.00 for 2022. Passed. The Board has been able to meet obligations without increased for several years.
- **Newsletter:** Grady will get the fall letter out next week.

**Adjourned at 7:55 p.m.**

**Approved 11/11/2021.** Submitted by Clara Hockstedler, secretary.