

UGTHOA, Inc. General Meeting 10/13/2022

Present: Alena Grinstead, John Davis, Clara Hockstedler, Colleen Owen and Linda Lueders. **Absent:** Janice Gordon and Jason Follis. **Staff Present:** Carrie McGinnis and Cynthia Johnson. A quorum was present.

Clara Hockstedler, secretary, called the meeting at 6:35 p.m. Linda Lueders, vice president, presided.

John Davis introduced members of the ACC committee, Kevin O'Flaherty and Lynn Glazner, who were present. Kevin said the committee hoped to have a positive relationship with the community using the guidelines.

Treasurer's Report: John reported the September Financial report was available. Currently BOA checking account is \$274,162.75, Moody insurance account at \$236,520.00 with \$2795.45 outstanding, JSC Prim \$34,020.32, 3 mo CD \$105,902.34 and 6 mo CD \$91,802.95. Still outstanding for the pool is \$6744.24. 2021 taxes are complete with none due. The Audit is proceeding.

Minutes: John moved, Alena seconded approval of the minutes of the 9/8/2022 General Meeting. Passed.

Committee Reports:

- **ACC** – Kevin reported approval of a new door for 2257 Broadlawn. The committee walked the property and felt the door was comparable to others.
- **Landscape** – Grady Davis reported the committee is meeting weekly. There probably will not be new plantings until spring. Several of the plantings from summer have died from the heat and drought and are being removed. The committee is working on a solution to mask the back flows.
- \$14,925.65 has been spent of the \$25,000.00 Freeze Budget.

Old Business:

- **Pool Improvements:** Alena reported that after the swimming season is over, the bath house and gate improvements will begin along with pool landscaping .
- **Tree Trimming** – Completed and paid. Gutter damage repaired.

New Business:

- **Foreclosure:** John moved, Colleen seconded clearing the debt of \$9692.08. Approved.
- **Christmas Decorations:** Alena will set the date and get judges. Carrie will get new signs. Need to start publicizing soon.
- **Concrete Section 3:** John has divided this large section into four bids. E&T bid Phase 3 Part 2 at \$38,256.00. John moved, Alena seconded. Passed. E&T bid Section One at \$13,855.00. John moved, Cookie seconded. Passed. Work to begin as soon as possible and to be done before Christmas. The other two sections will be done early next year.
- **Tree Removal 2125 Broadlawn:** John moved, Colleen seconded Bay Area Tree bid of \$2598.00 to remove, grind and hauling away the tree at 2125 Broadlawn. We discussed keeping the mulch, but were told it needed to cure for six to nine months. The tree needs to be removed to continue drainage improvements before concrete work can be done in this section.
- **Foundations:**
 - 2137 Broadlawn** - \$4531.00 approved but pending.
 - 2260 Gemini Garage** – John moved, Alena seconded DuraTech bid of \$5779.00 to repair garage foundation. Passed. Inspection showed problem was garage foundation not the driveway. Genucraft has bid \$6460.00 to replace garage roof at 2260 and 2262 Gemini if no other structural damage occurs with foundation repair.
- **2344 Gemini** – Agreed to pay \$350.00 for window damaged when tree remove.
- **DCCR Article 9 Landscape Maintenance** – Grady indicated the Landscape and ACC committees need to work together on landscape maintenance. Homeowner's have the right to make approved plantings to their lots. The

HOA has the duty of maintaining all exterior landscaping. Further discussion is necessary.

Homeowners present: Brenda Bullara, Kevin O'Flaherty, Lynn Glazner and Grady Davis. Grady will do a fall newsletter.

Adjourned at 8:05 p.m.

Approved 11/10/2022 Submitted by Clara Hockstedler, Secretary