

# UGTHOA, Inc. General Meeting

Thursday, October 11th 2018

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**Present:** Linda Lueders                      John Davis                      Trish  
Charles                      Cookie Hockstedler                      Deandra Newcomb  
                    Jason Eversole

Cynthia Johnson, Office Asst. Carrie McGinnis, Office Mgr.

**Absent:** Bruce Willis

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**Meeting called to order:** 6:30pm by President Linda Lueders.

Treasurer's Report: Jason Eversole: Reports not in yet from accountant.

Explanation of BOD executive session and its purpose. Explanation of BOD general session format and purpose by Linda Lueders.

**Approval of September 2018 General Meeting minutes.** Cookie Hockstedler moved. John Davis seconded the motion. All in favor.

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ACC Report: John Davis reports all is well on the architectural control committee. A couple of verbal requests regarding a dish system and iron gate. Requests must be in writing.

Landscaping Report: Trish Charles reports neighbor has a vine growing that needs attention. Trish and Linda to buy plants for areas in need.

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Old Business:

**Painting-** Finished with Phase I, older buildings.

**Deed Restrictions-** Linda Lueders reiterated enforcement of violations especially parking problems.

**New Office System-** Carrie McGinnis and Cynthia Johnson are pleased with new system. Email to homeowners sent regarding the change in system. A letter will also be sent via US Postal service.

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New Business:

**Bids** are being solicited for Phase II, painting of buildings aka Brightons.

**Concrete-** collapsing drains in some T's are a concern and needs to be assessed and addressed.

**Delinquencies-** 4 serious offenders. 1 seriously delinquent account is making payments. Association attorney to send letters to 2 residents who are seriously delinquent. \$20 late fee starts this month.

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Comments and Suggestions by Homeowners:

**Marty Moreland-** Roof dip in home above bedroom. Carlos from GenuCraft took a look at in May 2018.

**Greg Strickler-** Question about adding plants, common property. Concern re mulch covering weep holes around foundation. Plans to fix living room window sill that leans the wrong direction.

**Linda Lueders-** Carrie McGinnis will discuss mulch issue with landscapers.

**Linda Sward-** Drainage issue in backyard. She may need to install french drain as others have done to help reroute water back-up. Concern over high homeowner's insurance rate covering interior and contents.

**Barbara Schwartz-** Painters did not clean gutters nor did they paint trim with brushes.

**Linda Lueders-** Carrie McGinnis will look into Building #28 and have Luis inspect.

**Rick Charles-** Questions about pulling up governing documents and financials on website.

**Jason Eversole-** We are no longer using Condo Cafe. New system will offer access to governing documents and financials.

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Meeting Adjourned @ 7:15pm

John Davis moved. Jason Eversole seconded. All in favor.