

UGTHOA, Inc. General Meeting 11/9/17

Present: Sean Martinez, Gary Granere, Linda Lueders, Clara Hockstedler, Jason Eversole. Absent: Trish Charles and Linda Braccio.

Meeting called to order at 6:30 p.m. by President Linda Lueders.

TREASURER'S REPORT - Jason Eversole - Balance: \$780,486.22 Income: \$68,315.73 Liabilities: \$91,560.66 Net Income: \$12,358.19. The complete financial statement for October 31, 2017 can be viewed on line. We still do not have an audit for 2016.

MINUTES 10/12/17 - Not available.

COMMITTEE REPORTS :

ACC Sean Martinez – Working on specifics for three year tree trimming plan. The total cost approximately \$45,000.

BY-LAWS – Changes will be available on website. Voting will occur at Annual Meeting April 2018.

LANDSCAPE – Property owners may do their own flowerbeds. If so, they will be responsible for the purchase, planting, and maintenance. If residents do not wish to do flowerbeds, Association will maintain the beds in a consistent manner as time and funds allow. Association will not provide customized plantings.

INSURANCE – We are happy with our current company and will not solicit other bids for 2018.

BUDGET COMMITTEE – Jason Eversole, Linda Lueders, John Davis, Clara Hockstedler. Due 1/1/2018.

OLD BUSINESS

PAINTING – Will solicit bids for painting. Timing is dependent on contractors availability due to Harvey.

REPAIR – Luis and Nelson will do repair work only. Some buildings will be repaired after painting.

GARAGE ROOFS – Four of the worst double roofs will be done as soon as a contractor is available.

CHIMNEYS – We have received a bid for 23 chimneys at approximately \$63,000. Bids include caps, flashing, and tuck and point. We will re-examine repairs needed in term with the bid. We will solicit other bids, but many masons only do residential work. We have previously approved rebuilding the chimney at 2338 Gemini costing \$7,000 to \$8,000 dependent on what is necessary.

NEW BUSINESS

ASSESSMENT - Gary Granere moved and Clara Hockstedler seconded increasing 2018 assessment to \$235. Harvey exposed numerous problems on the property. There has been no increase in assessment for eight years. Motion carried by a unanimous vote.

TERMITE INSPECTION – Jason Eversole moved and Sean Martinez seconded annual contract for termite inspection for \$5900, no increase. We are nearing the end of a 15 year program. Motion carried unanimously.

CHRISTMAS PARTY - Office will solicit prizes from vendors for best decorations. We will see if we can find some carolers. Cookie party on Saturday, December 16 from 3 to 5 to announce winners.

OPEN FORUM

Homeowner requested replacement of gutters removed during painting. Lack of gutters is causing pooling of water. Other homeowners have encountered the same problems. Board will revisit gutter decision.

Numerous homeowners requested landscape committee outline the DCC and ACC restrictions. Banana trees need to be removed.

Janice Gordon asked that backyard trees be kept off the buildings.

ADJOURNED at 7:45p.m.

Submitted by Clara Hockstedler

Approved 1/11/2018