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## **UGTHOA, Inc. General Meeting 11/10/2022**

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

Jason Follis, president, called the meeting at 6:30 p.m. A quorum was present.

**Treasurer's Report:** The October Financial statement was available. The Comcast Contract, 4060, was still showing. It has not been renewed. Bad Debt, 6005, has been completely written off. Balances as of 11/10/2022 are: BOA \$293,123.74, Moody Insurance \$236,582.21 with \$2,795.45 owed, Wellby Primary \$34,023.21, 3 mo CD \$105,908.00 and 6 mo CD \$91,904.31. CD Interest rates and dates were discussed. The pool pump has still not arrived. Payment of \$6744.24 still held.

**Minutes:** Linda moved, Alena seconded approval of corrected General Meeting Minutes of 10/13/2022. Passed. Jason and Janice abstained as they were not at the meeting.

### **Committee Reports:**

- **ACC** – John reported for Kevin the approval of a door and fence. Committee needs to deny solar panel request. Then the resident can appeal to the Board.
- **Landscape** – Grady reported there will be no new planting until spring. This fall work in Section one will be cleaning out and replanting of grasses. Approximately \$10,000.00 left from Freeze budget. Landscape work has been divided into six sections.

### **Old Business:**

- **Pool** – Still waiting on the pump. Alena and Luis will shop for gate and fencing.
- **Tree Trimming** – Trees at 2125 Broadlawn and 2376 Gemini have been approved for removal. The board requests Bay Area Tree opinion on the tree at 2360 – 2362 Gemini. Remind residents the consequence of backyard trees on roofs.

### **New Business:**

- **Concrete** – Concrete to be poured 11/14/2022 weather permitting. Additional PVC pipe being laid under new walks for drainage.
- **Audit** – Jason will sign 2021 and intent for 2022.
- **Christmas 2022** – Carrie is getting new signs. Judging will be December 12 weather permitting.
- **Roofs** – Ask Genucraft for a bid to complete building 11 Gemini 2318, 2320 and 2322. 2316 was done earlier this fall. The board would like to keep buildings complete.

- **New computers:** Jason has approved new computers for the office manager and assistant.
- **Assessments:** Need to notify residents there will be no increase for 2023.

**Homeowners:** Mark Isreal would like the Board to consider raising the association portion of foundation repair to \$12,000.00 from the current \$10,000.00. It has been at least five years since the last increase.

**Adjourned at 7:20 p.m.**

**Approved as corrected 12/15/2022 submitted Clara Hockstedler secretary**