

UGTHOA, Inc. Annual Meeting Minutes 4/13/2023 5 -7 p.m. Gilruth Center

Present: Jason Follis - President, Linda Lueders - Vice President, Clara Hockstedler - Secretary, John Davis - Treasurer and Directors Janice Gordon, Alena Grinstead and Colleen Owen. **Staff Present:** Carrie McGinnis and Cynthia Johnson. **Attorney:** Jay Quezada.

Signed In: Judith Outler, John Rivers, Paul Nation, Ben Wittmeyer, Jana Taylor, Sharon Guillet, Colleen Owen, Kevin O'Flaherty, Rebecca Sheinberg, John and Grady Davis, Clara Hockstedler, Nikole and Jarrod Keeling, Linda Braccio, Mark Isreal, Alena Grinstead, Linda Leuders, Karen Whitney, Janice Gordon, Deandra Newcomb and Victoria Fields.

Jason Follis, president, called the meeting to order at 5:03 p.m. A quorum of residents including proxies was present.

Opening Remarks: Jason Follis welcomed those present and introduced the Board members.

Jay Quezada, board attorney, indicated all new legislative policies of 2021 including ACC membership and bid requirements have been met. As this is a new legislative session, there probably will be bills affecting HOAs in the future.

Minutes: John moved, Janice seconded approval of 4/14/2022 Annual Meeting Minutes as corrected. Passed.

Financial Report: The year end 12/31/2022 and March 31, 2023 Financial Statements were included in the packet supplied to residents present at the meeting. John Davis, treasurer, reported a \$37,361.00 loss at the end of 2022 due to major projects including the pool and sidewalk repair. He included a financial history showing an accumulated positive over the last six years of \$164,710.00.

Major Accomplishments 2022: Jason Follis, president, reviewed the major projects of 2022. The pool was rebuilt including piping, decking, liner, furniture and gate. We are still waiting the new hi-efficiency pump. Considerable sidewalk and other concrete work will continue. Drainage improvements have been included with the sidewalk replacement. After considerable landscape improvements, we unfortunately had another late freeze in December. The Landscape Committee continues to replace plants to improve appearance the property. Annual tree trimming is a maintenance priority. Fortunately, we have not increased assessments for several years; and we were able to meet our increased insurance premium. Future projects the Board will be considering include road and drainage repairs and landscape improvements for the pool.

Election: Colleen Owen introduced the candidates who had submitted their biographies: Dr. Victoria Fields, Clara Hockstedler, Joy Owen and Mattye Reymont. Colleen called for nominations from the floor and Dr. Karen Whitney nominated Janice Gordon and Ben Wittmeyer nominated Linda Lueders. Four director positions were open for election.

Guest Speaker: While Jay Quezada counted the ballots, David Sharp from the Exploration Green Conservancy spoke about the nonprofit, volunteer project just across Bay Area from UGTHOA. The five retention ponds offer flood mitigation, wetlands, trails and many other benefits and opportunities.

Open Forum: Linda Braccio would like the website and AppFolio updated, and wonder why residents weren't notified when water was shut off. Carrie said the water company has never notified the office when water will be shut down. Mark Isreal suggested the Board increase the individual allotments for foundations. Sharon Guillet would like to know when landscaping would be done in her area.

Election Results: Dr. Victoria Fields, Janice Gordon, Clara Hockstedler and Mattye Reymont were elected. A short Board Executive Meeting held after adjournment will assign officer positions for 2023-2024.

Adjourned at 6:15 p.m.

These minutes will be approved at the 2024 Annual Meeting.