

University Green Townhome Owners Association, Inc. (UGTHOA, Inc.)



MINUTES - General Meeting – December 8, 2016 6:30pm

Decisions are in blue and Actions are in red.

Board Member	Present? (Yes/No)
Braccio, Linda	Yes
Charles, Trish	Yes
Granere, Gary	Yes
Lueders, Linda	Yes
Martinez, Sean	Yes
Salvador, Melissa	No
Wingert, Lyn	Yes

Also present: Property Manager Carrie McGinnis and, for part of the meeting, Administrative Assistant Jazmin Hernandez

Call to Order: President Gary Granere called the meeting to order at 6:30pm.

MINUTES REVIEW:

Board approved General Session meeting minutes from November 10, 2016.

Financial Report – Lyn W. –

Online for October. Look over and send any questions to accountant. We need an auditor because we can't use same accountant who is doing monthly books. Lyn recommends Kanady & Kanady. They bid \$3400, plus \$100 for printing.

Trish made motion to accept Kanady & Kanady as auditor; Lyn seconded; Passed with none opposed.

Gary explained why we will no longer put monthly budget information online for general public access; Lyn's research with auditors suggested that we don't do that, it's a bad idea. Keep it available in office on request. **Budget info will also be posted on Condo Café so legitimate residents can access.**

Lyn made motion to put financials on Condo Café; Gary seconded; Passed unanimously.

OLD BUSINESS –

Old Business – Gary said we need to vote on things that have been put off for a while. Two buildings are ready to paint. Gary proposes we decide on vendors for all major repair jobs – foundations, roofing, painting, etc.

Painting – MJ Solutions, selected as contractor – We should try them out. Pay by the building, half when he starts and half when completed to our satisfaction. **Gary made motion to accept MJ Solutions**

to paint building 37 and accompanying fence line for \$8350 + tax (8.25%) = \$9038. Linda B. moved to pay; Sean seconded; All in favor. None opposed.

MJ Solution buys the Sherwin Williams paint, cost of which is included in total price.

Color scheme will be uniform on older homes – no trim. Brightons will have trim in appropriate spots.

Colors were chosen by ACC members. Colors were approved by board unanimously.

Foundations – Duratech did last two jobs; Luis is very happy with their work. Linda L. wants them to not work on Sunday. **Linda B. made motion to ask them for no work on Sunday before noon; Linda L. wants work finished within a certain, reasonable amount of time. Contractor puts # of days on contract.**

Linda L. and Lyn voted against. Sean, Linda B., Trish and Gary voted for. Motion passed.

Roofing – Several garage roofs need to be done, particularly garages. Carrie said #16 and 19 garage roofs are in dire need of new roofs. **Gary made motion to use Genucraft company to do garage roofs. Sean and Linda L. abstained. All others (except Melissa) voted yes.**

Homeowner JG – make sure if building is needing roof that it is scheduled to be painted at the same time, if needed.

Gutters – As repairs are going on, gutters are falling apart in some spots. In those cases, they won't be replaced. They should be dealt with on a case by case basis. Agreement will be reached with association and contractor at that time whether to replace or not.

Homeowner requested we store old gutters somewhere else or throw them out.

Landscaping – Gary discussed controversy about landscaping; Direction to landscaper must come from Carrie. Gary will talk to Tom and Raoul next week. They will walk property and discuss all problem areas so they all understand what we want them to do.

Miscellaneous:

Christmas Carolers – 7:30 Friday night 12/9/16 from Clear Creek High School.

Decorating contest – judging on 12th, rain date 14th, party on 15th.

Haven't heard back from any other insurance companies besides Ted Allen and Nationwide.

Don't know if Ted Allen has locked out other companies. New company has to start process to give a bid; one agency can look at a time. After first of year we should know more.

Current policy expires March 1, 2016.

Gary made motion to adjourn meeting. Sean seconded. Motion carried unanimously. Meeting was adjourned at 7:37pm

Minutes prepared by Linda Braccio, Secretary.

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