

General Session UGTHOA
10 September 2015

Present: Melissa Salvador, Linda Braccio, Trish Charles, Gary Granere, Linda Lueders,
Brenda Sanzone, Lyn Wingert

Melissa Salvador called the meeting to order at 7:04 p.m.

- I. Minutes of the July meeting
 - A. Brenda stated that all revisions submitted were made
 - B. Motions
 1. Linda Braccio moved to accept minutes
 2. Gary Granere seconded the motion
 - C. All in favor

- II. Review of Executive Session
 - A. Emergency meeting was held in August to discuss the fire on the property
 - B. Presentation from Jeff Canady, CPA, about services they provide
 - C. Presentation from Williams and Samuel, CPA, about CPA services they provide

- II. Electronic votes that occurred since July meeting (NOTE: vote must be unanimous for electronic vote to pass)
 - A. Issues that were approved
 1. Landscaping blitz - trim the remaining plants and weed in front yards/common areas
 2. Meeting in August will not occur
 3. Have Aqua for Less begin repairs on the sprinkler system, starting with \$5,000 worth of repairs
 4. Establish a By-Laws Committee
 - B. Issue that was not approved: hold executive session meetings on a different evening than the general board meetings

- III. Emergency meeting held on 28 August 2015
 - A. Purpose: to discuss fire that occurred the previous night
 - B. Discussed chimney contractors and voted to hire Federal Masonry

- IV. Tonight's meeting
 - A. Guest – Sherman Fletcher of Aqua for Less
 - B. Melissa stated several homeowners received an email from Susan Reeves and is the Board does not know how Susan acquired the email addresses but stated they

were not provided by UGTHOA

1. The Association did not approve the email sent by Susan Reeves
2. The Association does not disclose contact information of homeowners to third-parties or other homeowners without the consent of the homeowner

V. Sherman Fletcher's report

- A. Major problem – has been chasing down shorts, figuring out what sprinkler system is supposed to do vs. what it really does.
 1. Sprinklers spray in hit or miss fashion and several water the sidewalk because the sprinkler heads are misdirected
 2. Numbering of the sprinkler system is random
 3. Some sensors are ineffective
 4. Large areas of grass do not get water
- B. Question/answer session:
 1. Linda L – how much of the sprinkler system serves the purpose it is supposed to?
Sherman – maybe 60-75%; some of it is outdated and waters too quickly, sprays the sidewalk, will not pass the city's standards
 2. Melissa Salvador – what was the permitting process?
Sherman – when I was first contacted, there were no backflow systems. This was maybe 1 ½ years ago. I have been trying to get the work repaired so it can be permitted.
 3. Linda L – are you talking about with the city of Houston?
Sherman – yes; I can show you a picture of what I have been finding – (picture of open pipe with exposed wiring circulated). This is not an exception.
 4. Janice Gordon – are those electrical wires?
Sherman – all of those are; they are wired into the lighting system. Some of the wiring is battery operated, however. I did not install these.
 5. Janice Gordon – could these sprinklers be using a homeowner's electricity?
Sherman – I don't know. It is possible. One of them, in Section 12, is possibly wired into the home at 2002 Gemini St. It is wired incorrectly.
 6. Janice Gordon – can they be wired into a decorative light? That way, we can get rid of the wooden posts that people don't like.
Sherman – I don't do wiring. They could be moved. Some of the controllers have 24 wires going into them. They will be expensive to move.
 7. George Weissinger – Are you finding the wiring in these controllers to

be the original wiring, or have you made changes to it?

Sherman – it is the original wiring.

George – This photo shows an incomplete and substandard job. The man that put these in, Merced, needs to be sued for fraud.

8. Janice Gordon – especially for the \$100,000 he was paid for the irrigation system.
9. Robert Neil – the sprinkler system in the greenbelt around my house runs at 5:30 a.m., then a second time that is random. Why?

Sherman – lots of the controllers had multiple start times. I am trying to delete the extra start times.

10. Robert Neil – the heads in the shade water for a duration that is fine; those in the sun do not seem to run long enough. Can the duration be increased?

Sherman – yes

11. Linda L – how much more work do you have to do on the sprinkler system?

Sherman – lots; the \$5000 covers maybe 1/3 of the work.

12. Lyn – the holes where the backwash was, can they be filled in?

Sherman – yes. I have checked them to see if the emergency shut off works. Please let me know of any have not been filled in.

13. Linda L – what is the status of permitting with CLCWA?

Sherman – they approved the drawings submitted of the sprinkler system

14. Melissa – what is CLCWA waiting for?

Sherman – I have paperwork to give them.

15. Susan Reeves – do you do anything with the sprinkler systems that individuals have placed in their yards?

Sherman – no; I can tell which ones individuals have purchased

16. Brenda – for over a year, exposed wires have been lying on top of the ground outside Barbara Schwartz's house. The wires come from one of the controllers.

Sherman – I buried those wires.

VI. Cheryl Willis – mayoral candidate forum

- A. To be held at CLC Rec Center on September 17, 7-9 p.m.
- B. The forum will focus on issues relevant to CLC
- C. Can RSVP online

VII. Questions/comments

- A. John Hoover- when will we get the story about the fire?

Melissa – the report from the Houston Arson Bureau is now complete; the

- adjuster is writing estimates; we are hearing from contractors
- B. Janice Gordon – was the agenda available for the meeting? Was Sherman a part of the community forum? If so, it took time away from the homeowners.
Melissa – Sherman was part of the community forum; our guest speakers always are. The agendas were on the counter to the left of the front door.
 - C. Susan Reeves - the insurance policy says the homeowners are responsible for rebuilding all units after the fire. I am looking for the policy that says UGTHOA is responsible for studs in, but I cannot find that in the policy. Homeowners can be assessed because of the deductible.
 - D. Cookie Hockstedler – do we know what caused the fire?
Melissa – we have been told, it is not official, that it is due to improperly disposed of smoking material
 - E. Janice Gordon – do we have a report from the insurance company?
Linda L – the Insurance Committee will meet at 6 p.m. on Thursday to discuss insurance; the meeting is open. Please join us.

VIII. Old business

- A. Audit (information provided by Melissa)
 - 1. Is now completed and online
 - 2. The overview shows the Association overspent \$56,316 in 2014
 - 3. Our reserves are adversely affected
 - 4. We may need the CPA to come back and explain this discrepancy
- B. Annual BarBQue
 - 1. Will take place on 3 October, 4-7 p.m. at the pool
 - 2. Joann Blizzard (works in the office) has secured door prizes, donations

IX. New business

- A. Board resignation/appointment
 - 1. Linda Lueders resigned as treasurer
 - 2. Lyn Wingert – to serve out the rest of the term as treasurer
 - 3. Trish Charles – now Vice President
- B. Treasurer's report – online
 - 1. Approximately \$53,000 in revenue
 - 2. Approximately \$24,000 in expenses
 - 3. Treasurer's report – to be included in newsletter
- C. Upcoming expenses – infrastructure (roofs, chimneys)
- D. Roof bid (information provided by Lyn)
 - 1. One building (#26) has not been reroofed
 - 2. GenuCraft
 - a. Company that has done the other homes – will do

the work

- b. 8 houses/does not include garages
- c. Includes permits/lifetime warranty
- d. Wants to have the work done in October
- e. Unsure when these homes were last roofed – maybe 10 or 15 years
- f. Cost - \$29,450

E. Reserve study

- 1. Association can use an engineer to help plan long-term expenses needed by UGTHOA; do we want to consider a reserve study?
- 2. Don Outler – had an engineer do this about 30 years ago
 - a. Found it beneficial
 - b. Study was broken into categories and monies put into different funds
 - c. Sometime later, all monies from various categories were lumped
- 3. Janice Gordon – put money in reserve
 - a. Study will go into detail
 - b. Will specify how much money to put into various categories
- 4. Lyn - CPA who met with us tonight also recommended this study

F. Go Fund Me account

- 1. Resident Justin Bowers set up a Go Fund Me account to collect funds for the families who lost homes in the fire
- 2. Brenda – safe system that she has used several times; donate online

G. Rocks as guard against erosion

- 1. Brenda stated a homeowner inquired about using rocks that cover the roots of the oak tree near 2246 Gemini
- 2. Brenda contacted the owner of Green Leaf Enterprises, Tom Faranacci, who stated no damage will occur and that the weedguard beneath rocks has small holes to allow rain water to permeate
- 3. The homeowner told Brenda to contact Texas A & M University
- 4. Report from Dr. Mengmeng Chu at Texas A & M;
 - a. The tree will not be compromised by the rocks
 - b. The rocks will ease the erosion and are an acceptable barrier against same
 - c. Dr. Chu's specialities: ornamental horticulture, landscaping, plant stress physiology, sustainable agriculture

X. Community forum

A. Janice Gordon – pulled up the audit from the website.

- 1. The \$18,000 in bad debt reported by the prior board is not shown as bad debt on the audit; has it been written off? The previous Board voted to

write it off as bad debt.

2. The actual indebtedness is not accurately shown; the \$4000 shown in our monthly financials for doubtful accounts should be removed from the financials and actual numbers reported correctly
3. Too much cash in the Bank of America account – need to move it to another account
4. Do we have the records back from the CPA?
Lyn – yes, I picked them up personally
Janice – Ok, not I can send my request

B. Melissa – question to Janice: Why do you have Association records on your home PC? They belong to UGTHOA. Why did you not have your computer wiped clean?

Janice – when self-management started, we used our home computer for UGTHOA business; all those files were transferred to UGTHOA office computers when the office was opened.

C. Janice Gordon – reading from an insurance letter that states the interior of damaged homes is to be repaired to the original condition not including upgrades, which does not mean just studs in or studs out.

Melissa – what is the date of the letter?

Janice – 2003

Linda L – that is not what the current policy states. We have \$10,000 deductible to be paid by UGTHOA.

Lyn – come to the insurance meeting on Thursday

Sheron Granere – when a home is sold in UGTHOA, the paperwork says the UGTHOA insurance covers the exterior

The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Brenda Sanzone, Secretary