

February 10th 2015 General Session of the University Green Townhome Owners Association, Inc.

The meeting was called to order by Tom Chua (President) at approximately 7:00 PM. The Board Members present were Tom Chua, Jo Miller, Gretchen Sheehan, Judy Outler, Bob Tyrell and John Davis.

Meeting Minutes:

The minutes of the January 8th General Meeting were reviewed. **Judy Outler moved to accept the minutes as corrected. Gretchen Sheehan 2nd the motion and all Board Members present agreed.**

Executive Board Meeting:

There was no executive meeting this month.

Maintenance:

Tom Chua reported that we are holding off on some of our projects because of the money that needs to be paid out for our upcoming insurance policy. However, the normal maintenance is continuing with gutter repairs, pool cleaning and repairs requested by homeowners. It was stated that after the Association gets back most of the money from our insurance from the homeowners we will be continuing with the bigger projects. Tom discussed the needed repair of the intersection of Broadlawn and Bramble Way and said that it will be a priority. John Davis reported that there are some very bad sidewalks between buildings 33 and 35 that need to be repaired on a priority basis.

Jo Miller stated that there may be a water leak on the side of building 4. John Davis stated the he had found 5 other minor water leaks that day.

Tom Chua reported that the broken electrical wire between light poles 6 and 7 has been repaired. Tom stated that this unplanned repair had cost around \$8,000 because a new line needed to be burrowed under the street to make this repair.

Pool Resurfacing:

Tom reported that the pool has been resurfaced and that Williams Pool will be adding chemicals to balance out the water in the next day or two and it will take a week or two to age and cure the plaster. Tom also stated that the pool overflowed during the filling of the pool because the workers forgot to monitor the water level.

Tree Trimming:

Tom Chua reported that the tree trimming has been completed and stated that if anyone sees a tree that has been missed to let us know. He stated that he and John Davis drove around and checked the trees but we could have missed something. It was stated that he had found two trees that needed to be trimmed a little more during the inspection and it has been taken care of.

Tom also stated that we have notified homeowners to check their backyard trees to make sure they are away from the roofs and buildings.

Siding Projects:

Tom reported that the garages on building 2 have been resided.

Treasures Report:

Bob Tyrell reported that the one thing that jumps out in the Profit and Loss information is the just under \$40,000 for tree trimming. He stated that the reports show a negative position of \$31,500 for the month of January, which represents the cost of the tree trimming. Bob stated that our current total equity is about \$404,000. Bob explained that we completed most of the roofs last year and if we don't have a lot of foundation work to do we should start to put a little money back into our equity this year. He stated that the \$8,000 for the electrical work has not hit the books yet and will add to the current loss. Bob stated that we have about \$20,000 in bad debt on the books that he thinks we should write off but we will have to talk to the accountant about when we should do this. Bob reported that this bad debt is located in the "Accounts Receivable" section of the Balance Sheet Report along with various advanced payments and late payments.

ACC Committee:

No new items.

Community Comments:

Janice Gordon asked if the board had answers to the questions that she asked during the last meeting. John Davis read the responses which are published in the January 8th general meeting minutes which are posted on the UGTHOA website at UGTHOA.org. Janice asked about the weeding of the flower beds in the Association and was told that the weeding is ongoing and is done when the weather allows. Tom reported that the landscapers are trimming crepe myrtles and have put out weed and feed.

Janice asked what the total debt owed to the Association is and she was told that the debt is about \$18,000 and is offset by the advanced payments on the Balance Sheet under Accounts Payable. Janice asked if the Association is sending out deed restriction letters to our homeowners to get them to cleanup areas that look bad, such as fences that need painting, old flower pots and paving stones.

It was stated that the Association will send e-mails out to homeowners about these types of issues if someone provides the address where these issues are located.

Adjourn:

John Davis moved to adjourn the meeting. Bob Tyrell 2nd the motion and all Board Members present agreed. The meeting was adjourned at about 7:26 PM.