

# UGTHOA, Inc. Annual Meeting

Thursday, April 11th 2019

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**Board Members Present:** Linda Lueders                      Cookie Hockstedler  
Deandra Newcomb              Bruce Willis

**Absent:** Trish Charles    Jason Eversole    John Davis

**Staff Present:** Carrie McGinnis, Cynthia Johnson, Amanda Hill

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**Meeting called to order:** 6:32pm by President Linda Lueders.  
**Quorum established.**

**Opening remarks and introduction of board members by Linda Lueders.**

**County Commissioner remarks:** Terre Burton, representing Commissioner Garcia, stated the Commissioner plans to hold town halls throughout the precinct re housing, flooding, immigration, education, environment and health. Please call Ms. Burton @ (713) 274-2223 with any questions. Her office is located at the Bay Area Annex.

**Harris County Constable Remarks:** Phil Sandlin, Constable, stated University Green Townhomes are part of the 150 square miles patrolled by his team. A majority of the calls out of the Clear Lake area are Priority 2 calls and response time for these calls are 2 - 3 minutes. The response time for Priority 1 calls is less than 2 minutes. Burglary of unlocked cars at night is the most common reported illegal activity in our community. The deputies from his team patrol 3 neighborhoods during each watch. To request a vacation or out-of-town check, please call the constable's office. Cards are available in the UGTHOA office with contact information.

"Jugging" was explained as being robbed as a result of criminals watching victims leave banks with large amounts of cash, and following them to the next location to take the cash by force either through robbing or breaking into a vehicle.

The shopping malls are a common spot for burglary of vehicles, purses and packages.

"Sliders" is a common term used to described those criminals targeting victims at gas stations and child care centers. Criminal sees a bag or purse on the front seat and creeps up to the door undetected while victim is away.

Constable advises victims **to resist** being kidnapped and/or raped, loudly and forcefully. Do not resist being robbed.

Deputy Constable Claudia Lopez was also in attendance.

Youth curfew is in effect.

**Approval of 2018 Annual Meeting Minutes:** Bud moved to approved meeting minutes from 2018 Annual Meeting. Linda Braccio seconded. All in favor.

**Attorney introduction and remarks:**

Carl Jay Quezada will serve as the association attorney. Kourtney Schroeder resigned. Jay is taking over the handling of the delinquent accounts.

**2018 Financial Report:**

Painting caused the biggest deficit this past year, resulting in a lower than normal BOA balance. Another round of painting is expected to start Monday, April 15th pending weather cooperation. Foundation and chimney repairs are expensive and also contribute adversely to BOA balance at times.

Auditor quit during the middle of 2016 audit. UGTHOA is looking for a new auditor.

BOA operating account is currently running at approximately 122k. The association finances are good.

**2018 Committee Reports:**

Architectural Control Committee- Current chair is out due to family injury. President Linda Lueders reminded those in attendance that upon purchase of property in UGTHOA, they agreed to rules and governing documents which are intended to keep property values on an increase with the current market. Any visible changes made to property must be approved by the ACC.

Landscaping Committee- Current chair is out. Linda Lueders reminded everyone in attendance that homeowners are free to choose and put in plants, flowers etc in their area at will as long as there are no encroachments and homeowner takes care of those items needing special care. The office nor the landscaping crew take special orders. Linda will chair the landscape committee for 2019 and asks for those interested in committee membership to step forward.

**2018 Community Accomplishments and Projects:**

Painting- older buildings completely painted. Painting of the newer buildings, commonly referred to as the Brightons, begins Monday April 15th pending cooperating weather.

Repairs- UGTHOA maintenance crew is doing a steadfast job of getting repairs tended to in a timely manner.

Termite Treatment- Completed. Annual maintenance scheduled. Please be sure to leave access for technicians.

Trees- Checks and trimming of trees completed throughout the year by Bay Area Trees.

Office Software and Technology- New system, Appfolio, put into place and up and running. Homeowner expressed concern over recent delay in getting ACC approval that was requested through Appfolio. **President Linda Lueders asks homeowners to let the office know if they experience a delay in getting ACC approval for projects.**

Miscellaneous- First insurance payment due April 30th. Do not park in guest parking unless you are a guest. Observe posted pool rules and ensure guests also comply.

**Election:**

- no nominations from floor
- no new candidates present at meeting
- vote
- ballot counting by Jay Quezada

**New Business:**

Painting- begins again Monday April 15th.

**Open Forum:**

Lynn Wyngert- house numbers are not visible for emergency vehicles. Suggestion made to take current community map with buildings and numbers to fire station. Improvement to indicators and markings on street and on "T's" need to be made.

Alena Grinstead - wants to help with formulating a plan to address the house number issue.

Michael LeCompte apologized for being uninformed re the importance of ACC rules. He requests the community be more sensitive and tolerant.

Diana Whitwer is concerned re the response time for ACC requests.

Scott Taylor's question re delinquencies addressed by Attorney Jay Quezada. UGTHOA has one of the lowest delinquency rates in his portfolio. He will attend the Board Executive Meeting in May to discuss.

There is no firm number on the amount of rentals in the community. Homeowners have not been consistent in getting this information to the office.

Ben Wittmeyer reminded residents to be aware of utility posts and lines in their back areas.

**Election Results:**

Jason Follis  
Janice Gordon  
Clara Hockstedler  
Linda Lueders

Election of officers will occur at May General Meeting.

**Meeting Adjourned @ 8:20pm**

Linda Lueders moved. Cookie Hockstedler seconded. All in favor.

**Approved 4/14/2022. Submitted by Clara Hockstedler, secretary.**

