

UGTHOA, Inc. General Meeting

Thursday, January 10th 2019

Board Members Present: Linda Lueders Cookie Hockstedler Deandra
Newcomb Trish Charles Jason Eversole John Davis (remote
via call-in) **Absent:** Bruce Willis

Staff Present: Carrie McGinnis Cynthia Johnson

Meeting called to order: 6:30pm by President Linda Lueders.

Executive Session Summary: Linda Lueders: explanation of BOD executive session and its purpose. Explanation of BOD general session format and purpose.

Treasurer's Report:

Financial Statements as of December 31st 2018 from Jenkins & Associates CPA, PC presented by Jason Eversole.

Approval of November 2018 General Meeting minutes: Cookie Hockstedler moved. Deandra Newcomb seconded. All in favor.

ACC Report: John Davis reports all is well on the architectural control committee front.

Landscaping Report:

Trish Charles presented list of work done/being done. *see attachment A
\$1000 budgeted for this year and last.

Old Business:

Painting-

Cost per unit discussed, \$1000 for older sections/units.

Current bid on painting Brightons (newer) units is at \$800/unit. There are 78 units. Estimated total cost to paint new sections is 93k– includes paint plus other supplies.

Building up BOA account is suggested before starting the Brightons.

Linda Lueders requests everyone take a look at fences on Oak Cloister– paint or no paint?

Pro Forma Budget– presented by John Davis. Cookie Hockstedler moved to accept. Jason Eversole seconded. All in favor.

New Business:

Crepe Myrtles– Trish Charles moved to NOT contract for trimming of crepe myrtles this year. Jason Eversole seconded. All in favor.

Oleanders– Carrie McGinnis to prepare report/map/layout of oleander locations similar to what's been prepared for crepe myrtles, and specify which ones need cutting back and how much. Problems with them growing into eaves and up against the brick/siding.

Election– Annual meeting is April 11th 2019. Carrie McGinnis is making final arrangements with Gilruth Center in regards to specific room reservation.

Board members whose terms are ending this year are Jason Eversole, Cookie Hockstedler, Linda Lueders and Trish Charles.

Candidate suggestions and recommendations are requested. Staff to advertise open board positions via posting, mailing and email.

Repairs– Jason Eversole made motion for chimney replacement @ 16538 Space Center to be completed by A-Plus Brick, Alex Gutierrez at a cost of \$4740. Trish Charles seconded. All in favor.

Comments and Suggestions by Homeowners:

Barbara Schwartz: presented list of concerns. ***see attachment B**

Flooding concern re Oak Cloister

Office to arrange a meeting between paint contractor, board member, staff and homeowner(s) to address concerns.

Rick Charles: all units required brush work (in regards to painting)

Meeting Adjourned @ 7:40pm

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