

UGTHOA, Inc. GENERAL MEETING 5/9/2019

Present: Jason Follis, Bruce Willis, Janice Gordon, Linda Lueders, Clara Hockstedler, Deandra Newcomb and John Davis by phone. Office Staff: Carrie McGinnis and Cynthia Johnson.

Linda Lueders, president, called the meeting to order at 6:30 p.m.

Jason Follis, Janice Gordon, Clara Hockstedler and Linda Lueders were elected to the board at the annual meeting. Clara Hockstedler moved Linda Lueders president, Bruce Willis vice president, Deandra Newcomb treasurer and Clara Hockstedler secretary as board officers. Deandra Newcomb seconded. Passed unanimously.

April Financial Report: See Report

Linda reviewed the report explaining we have a profit of approximately \$100,000. Each month our income is near \$50,000 and expenses are \$24,000 not including painting. Assessment receivables decreased from March to April due to insurance payments.

An auditor, Cox CPA Services, referred by our attorney has been hired. They will provide a "qualified" audit for 2016 and audit 2017 and 2018.

We should be receiving a letter and refund for our overpayment to the IRS within a month.

Linda, Bruce and Deandra will be signers on BOA bank account.

Minutes: Deandra moved and Clara seconded to approve the minutes of the March 14, 2019 general meeting. Approved with Jason Follis and Janice Gordon abstaining. See attached.

Committee Reports:

ACC Report: John reported since January five window, 2 garage turbines, 1 pergola and a light request have been received. ACC committee: John, Jason and Janice. They will look into drainage and prepare a report as part of the ACC.

Landscape committee: Linda Lueders, Janice Gordon and Grady Davis.

Painting: Buildings 31 and 33 are finished. Building 32 partially completed. Buildings 16, 17 and 18 to begin May 20 weather permitting. Painting taking longer than expected due to necessary amount of hand painting.

Concrete: Agreed concrete repair next large project. Bruce moved, Deandra seconded, passed unanimously to request three bids for concrete work. Driveway concrete at 2235 Broadlawn to be removed, tree and roots to be remove and driveway repaired. Excess concrete to be used for small projects in same area.

Trees: Clara moved, Bruce seconded, passed unanimously to begin Bay Area Tree Experts trimming.

Maintenance: Luis out on medical leave and Nelson on vacation. Oscar will clean the mud, leaves, etc. from the street gutters and French drains. The leaking roof at 2268 was repaired by maintenance crew. Leaking windows and skylights installed by owners are the responsibility of the homeowner. Gutters are the responsibility of the association.

Homeowner Comments: Greg Strickler concerned with street flooding on Oak Cloister. See attached letter from Barbara Schwartz. Clara moved, Linda seconded, passed unanimously to have GenuCraft repair Barbara's roof.

Adjournment: Janice moved, Deandra seconded, adjourned at 7:45 p.m.

Approved 7/11/19. Submitted by Clara Hockstedler, Secretary