

BY:
OCT 10 2019
UGTHOA, Inc. General Meeting September 12, 2019

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

Linda Lueders, president, called the meeting at 6:30 p.m. A quorum was present.

Executive Meeting: Linda summarized discussions concerning concrete, foundations and draft audits.

Treasurer's Report: Deandra reported the checking account is improving. With the completion of painting, we have funds to prioritize for other projects. BOA is currently at \$152,540.07. See August Financial Statement on Website.

Minutes: John moved, Janice seconded approval of August General Meeting minutes. Passed. Linda abstained.

Committee Reports:

ACC: John reported two window replacement and one patio cover requests.

Landscape: Linda reported only regular maintenance as it has been so hot.

Sign Committee : Barbara Schwartz contacted the Houston Emergency Center. The center is updating their location software to direct responders to front access and the nearest vehicle access. Alena Grinstead said all responders stressed the caller's responsibility for giving clear instructions and the closest access. The committee will make a printed example that residents can fill out and use. Property maps have been delivered to Houston Fire Stations 71 and 72. Home's address numbers needs to be visible. The committee will research better signage.

Old Business:

Mulch: E & T submitted a bid for \$32,650.00 for black mulch as part of the landscape contract. Janice moved, John seconded not to mulch this year. Passed.

New Business:

Concrete: Carrie will get three bids, ABBA, Duratech and E & T, for drain repair between buildings 13 and 15. Bruce, John and Jason will determine the scope of the project. When the contractors are present, they will look at other possible

projects. The Proforma Budget allowed \$30,00.00 for concrete work. If needed, funds that have not been used can be transferred from other accounts. The board may vote electronically before the next meeting to proceed if bids for the drain repair on Bruce's T are acceptable. Homeowners will be give adequate notice of parking disruption.

Foundations: Janice moved, John seconded approving DuraTech bid of \$4,675.00 for the foundation at 2376 Gemini. Passed. Carrie, the home owner, and DuraTech will meet before to determine the extent of the project.

Draft Audit: Janice moved, Deandra seconded approving the draft audits for 2016, 2017 and 2018. Passed.

Homeowner Comments:

Barbara Schwartz requested an answer to her November 2018 letter concerning issues with the painting when it was done at her residence. Carrie and Luis will look into this matter.

Grady Davis would like the dead palm removed from 2346 Gemini.

Adjourned at 7:15 p.m.

Approved 10/10/19 Submitted by Clara Hockstedler Secretary