



## HTCA BOARD MEETING – 3/16/26

5:30 p.m. at HT Sports Center

### Minutes

**HOA President Linda Scheve called the meeting to order at 5:30 p.m.**

**Roll Call** All Board Members were present: Linda Scheve (President), Brad Pollard (Vice President), Nancy Wilson (Secretary), Amy Spoede (Treasurer -via Zoom) and Bruce Woehl (Director).

**Proof of Meeting Notice** – Posted and emailed 3/6/26.

**Zoom Attendees at the meeting (not recorded):** Peggy Fisher and Amy Spoede (Treasurer)

Linda stated the minutes from the annual meeting on 11/3/25 needed to be approved. Linda read a “note of correction” that was added to the minutes after the meeting. Amy moved to approve the minutes and Brad seconded. Amy, Brad and Linda voted yes to approve the minutes and Nancy and Bruce Abstained from voting. The motioned passed with the added “note of correction” after giving the Members present a chance to comment.

#### **President’s Report:**

Linda provided an update on key maintenance items around the building, including:

- Hiring a new lawn service provider, Liquigreen, which is scheduled to begin irrigation services by mid-April.
- Replacement of the hot tub cover.
- A water leak on the 8th floor affected lower levels down to the 2nd floor. ServPro was contacted to manage the drying and remediation process.

#### **Treasurer’s Report:**

Amy provided an overview of the association's cash balances as of February 28, 2026:

- Operations account- approximately \$101k
- Reserves account- approximately \$179k
- Assessment account- approximately \$29k

Total combined balance: approximately \$310k

She also reported that the first installment payment of just over \$12k was made to Otis for the elevator ropes/cables replacement project from the Reserve account. This leaves a remaining balance of \$37k on that contract.

#### **Project Update**

Brad reported that he is working with SocoTec for an estimate to aid in our reskin project. Their scope would include writing the project scope of work, soliciting bids, and serving as project manager if needed.

## **Management Company**

Brad reported the option to engage a management company remains open. Employment advertisements were posted on online platforms in addition to past months of research. One late application initially appeared promising; however, it was later determined that the applicant was not prepared for the size and complexity of an association such as HT.

Consequently, Underdog Management LLC, managed by Charles Garner and his wife Tara, is the strongest candidate. We recommend proceeding with a contract and having our attorney review it. Amy moved to engage Underdog as our management company, and Bruce seconded the motion. After brief questions and discussion with Members, the motion passed unanimously with all Board members voting in favor.

## **Architectural Review Committee**

Bruce provided an update with the committee stating there were two new requests, and the work has already been completed. He reminded everyone to fill out the forms completely and BEFORE the work is done. If there are any questions, get with Lena, Joan, Bruce or the office and they can help you.

Bruce also reminded everyone that vendors should be parking in vendor parking, enter through P3, and dispose of their trash properly. Vendor work is to be performed Mon-Friday, 8 am – 5 pm (NOT weekends).

Bruce also reminded everyone that our trash space is limited. Trash is for residents only and all items are to be bagged and tied shut. ALL BOXES, whether in regular trash or recycling, should be flattened. Computers and electronics must be recycled as they cannot be trashed or we could be fined. Trash overages are charged to the HOA.

Bruce stated that we are to have nothing on the balcony railing or hanging over the railings. A Member wanted to remind everyone that with the high winds blowing to be sure to secure items on the balconies as there was a loud banging a few nights ago. Another Member requested to have their balcony railings painted and Linda took names for the office to make sure it gets done.

## **New Business**

Linda stated that all work of the Governing Documents Committee has been approved and is complete for now, and she recommended placing the committee on hiatus. Linda moved for the committee to go on hiatus; Brad seconded the motion. Following brief discussion and answers to questions, the motion passed with Linda, Brad, Amy, and Bruce voting yes. Nancy abstained.

Nancy stated proposals are being received for the asphalt on the driveway. She also stated that the pigeon management is working so far.

Linda motioned to adjourn the meeting and Amy 2<sup>nd</sup>. All agreed.  
Meeting adjourned 6:18 p.m.