

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 8, 2019

BOARD MEMBERS PRESENT:

Mary Collier
Carolyn White
John Bodenschatz

BOARD MEMBERS ABSENT:

Ellen Mansour
Joe Harvey

MANAGEMENT REPRESENTATIVE:

Kim Encinas

CALL TO ORDER

The meeting was called to order at 5:25 P.M. by Management, Kim Encinas at the ICHA Board Room, located at 1083 California Avenue in Irvine, California.

UNFINISHED/NEW BUSINESS

- A. **Minutes** - A motion was made, seconded and carried to approve the General Session Meeting Minutes from the June 10, 2019 meeting. Motion carried 3/0.

- B. **Pathway Light Bollard Replacement** – Benny Olander from Horizon Lighting was present and informed the Board that the new light bollards would be powder coated with LED low voltage lamps that have a 5 year warranty. The current light bollards have two fluorescent bulbs in them. If the fluorescent bulbs are replaced with LED lamps, monthly light checks could possibly be changed to bi-monthly checks. All light levels are measured in foot candle meters and the color of the bulbs is 27 kelvin. A motion was made, seconded and carried to allow Horizon Lighting to order a sample bronze light bollard that can be installed, so the Board can see what it looks like during a night light walk. During the night light walk, the Board will determine if there are dark locations in the community that may require additional light bollards. Motion carried 3/0.

- C. **Replacement of Illuminated Address Number Signs on Buildings** – A motion was made, seconded and carried to replace the illuminated address number signs on the buildings in upper Schubert, so they match the bronze ones in lower Schubert. Management requested a proposal from Horizon Lighting, to replace these illuminated address number signs in upper Schubert with LED ones and replace the bulbs in the fixtures in lower Schubert with LED bulbs as well. Motion carried 3/0.

- D. **Proposals for Painting Buildings** – After reviewing four painting proposals, a motion was made, seconded and carried to approve the proposal from 1st Street Painting to paint the buildings in the community, for a cost of \$79,875.00. Motion carried 3/0.

- E. **Stucco & Front Door Colors** – A motion was made, seconded and carried to change the stucco color one shade lighter, from DE6124 Whole Wheat to DE6123 Trail Dust and keep the front door colors the same. The Board will decide whether or not to paint the wood trim around the front doors the same color as the front doors. Motion carried 3/0.

- F. **Proposed Policy for Potted Plants in Common Areas** – A motion was made, seconded and carried to postpone further discussion about the proposed policy for potted plants in the common areas until the August 12, 2019 meeting when there is a full Board. Motion carried 3/0.

- G. **Additional Agenda Items** – No additional agenda items were discussed.

- H. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Monday, 8/12/19 at ICHA in the Boardroom at 1083 California Avenue in Irvine, California at 5:15 P.M. Motion carried 3/0.

HOMEOWNER FORUM

Homeowners were present to discuss the purchase of their outdoor wood burning oven.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:45 P.M.

ACCEPTED: May J. Collier DATE: 8/12/19