UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 23, 2019

BOARD MEMBERS PRESENT: Ellen Mansour
Mary Collier
John Bodenschatz
Carolyn White
Joe Harvey

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVE: Kim Encinas

CALL TO ORDER
The meeting was called to order at 5:15 P.M. by Board President, Ellen Mansour at the ICHA Media 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 September 9, 2019 meeting. Motion carried 5/0.

B. June/July Financial Statements – A motion was made, seconded and carried to accept the June 30, 2019 & July 31, 2019 financial statements. Motion carried 5/0.

C. Status Update on Pathway LED Light Bollard Replacement & Additions/LED Bulbs Retrofit/Trash Enclosure Light Installation/Map Marquee – Management explained that Horizon Lighting started installing the light bollards this morning. Benny Olander would like the Board to walk the community to check the wattage and see if they feel it looks good or should the wattage be reduced or increased in specific locations. The lights in the trash enclosures will be installed the week of 10/28 and the address number lights in upper Schubert will be installed the week of 11/11. A motion was made, seconded and carried to approve the proposal from Horizon Lighting to move the footing and map marquee in lower Schubert, so the light does not shine into 61 Schubert, for a cost not to exceed $1,500.00. Motion carried 5/0.

D. Proposed Policy for Potted Plants in Common Areas – A motion was made, seconded and carried to postpone further discussion on the proposed policy for potted plants in
common areas until after the painting/landscaping project has been completed. Motion carried 5/0.

E. Property Improvement Application – 3 Schubert – Window Replacement – A motion was made, seconded and carried to approve the property improvement application from 3 Schubert to replace their windows with Milgard Styleline and the sliding door with Milgard Tuscany. Motion carried 5/0.

F. Rain Gutter/Downspout Cleaning – A motion was made, seconded and carried to approve the proposal from Prestige Roofing to clean the rain gutters and downspouts throughout the community, for a cost of $280.00/building = $280.00 x 9 = $2,520.00. Motion carried 5/0.

G. Painting Project Timeline – Management informed the Board that 1st Street Painting is only 4 days behind schedule, but should be caught up next week.

H. Draft Financial Review – A motion was made, seconded and carried to approve the draft financial review prepared by Inouye, Shively & Klatt, C.P.A., so a final financial review can be sent to the homeowners by October 30, 2019. Motion carried 5/0.

I. Additional Agenda Items – No additional agenda items were discussed.

J. Next Board Meeting – A motion was made, seconded and carried to hold the next Board meeting on Monday, 11/18/19 at ICHA in the Boardroom at 1083 California Avenue in Irvine, California at 5:15 P.M. Motion carried 5/0.

HOMEOWNER FORUM
A homeowner was present to state that there is a white mark that is showing through the black pavement on the street across from rom 57 Schubert and it looks like it needs to be painted over with black paint, so it's not confusing for people parking on the street.

ADJOURNMENT
There being no further business to discuss, the General Session meeting was adjourned at 6:05 P.M.

ACCEPTED: ___________________________ DATE: __/18/19