UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 9, 2019

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

BOARD MEMBERS ABSENT:   Carolyn White

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 August 12, 2019 meeting. Motion carried 4/0.

B. May Financial Statement – A motion was made, seconded and carried to accept the May 31, 2019 financial statement. Motion carried 4/0.

C. Pathway Light Bollard Replacement/Replacement & Additions/LED Bulbs Retrofit/Trash Enclosure Light Installation/Map Marquee – A motion was made, seconded and carried to approve the proposals from Horizon Lighting to replace the 40 existing pathway bollards throughout the community with LED bulbs, for a cost of $22,066.00, retrofit the bulbs to LED bulbs in the common area wall light fixtures near the front doors and on the garage buildings, for a cost of $4,964.00 and install LED light fixtures inside the trash enclosures, for a cost of $2,987.49. Once this work has been completed, a night walk will take place so the Board can determine if any additional bollards or relocation of any bollards needs to take place. Motion carried 3/1.

D. Replacement of Upper Schubert Address Number Signs – A motion was made, seconded and carried to approve the proposal from Horizon Lighting to replace 32 existing address number signs in upper Schubert so they match the ones in lower Schubert, for a cost of $3,788.36. Motion carried 4/0.
E. 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 the October 14, 2019 meeting. Motion carried 4/0.

F. Repairing Stucco Footings/Painting Project Timeline – A motion was made, seconded and carried to have 1st Street Painting paint the metal utility doors that face the common area DE6185 Light Aspiration and the storage room doors in homeowners’ patios or on balconies DEC756 Weathered Brown. Motion carried 4/0.

G. Additional Agenda Items – John Bodenschatz said there are some homeowners that have expressed interest in increasing the height of the low stucco pony walls around their yards for privacy. A motion was made, seconded and carried to have Management obtain a cost from a couple contractors to increase the height of the low stucco pony walls around yards so this information could be shared with homeowners. Motion carried 4/0.

H. Next Board Meeting – A motion was made, seconded and carried to hold the next Board meeting on Monday, 10/14/19 at ICHA in the Boardroom at 1083 California Avenue in Irvine, California at 5:15 P.M. Motion carried 4/0.

HOMEOWNER FORUM
Homeowners were present to compliment the Board on how well they work together, state that they would like to increase the height of their low stucco pony wall around their yard, people are not recycling properly and inform the Board that the wood burning oven has been used twice, the first time for 3.5 hours and the second time for 2.5 hours, and the wood was removed and put in a smoker, so it would reduce smoke in the air.

ADJOURNMENT
There being no further business to discuss, the General Session meeting was adjourned at 7:00 P.M.

ACCEPTED: [Signature] DATE: 10/23/19