

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
APRIL 12, 2021

BOARD MEMBERS PRESENT:

Ellen Mansour  
Mary Collier  
Carolyn White  
John Bodenschatz  
Joe Harvey – arrived at 5:18  
P.M.

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

Kim Encinas

**CALL TO ORDER**

The meeting was called to order at 5:02 P.M. by Board President, Ellen Mansour via zoom meeting.

**UNFINISHED/NEW BUSINESS**

- A. **Minutes** - A motion was made, seconded and carried to approve the General Session Meeting Minutes from the March 8, 2021 meeting. Motion carried 4/0.
- B. **February Financial Statement** – A motion was made, seconded and carried to accept the February 28, 2021 financial statement. Motion carried 4/0.
- C. **Trash/Recycling** – A motion was made, seconded and carried to postpone further discussion on trash/recycling until the May meeting, so Management could contact CR&R and find out why their pricing is so much lower than the other companies. Motion carried 4/0.
- D. **Charging Electric Vehicles on Common Area Meters** – A motion was made, seconded and carried to postpone further discussion on charging electric vehicles on common area meters until the May meeting, so Management could ask Chris Bonkowski, the Association’s legal counsel, if the Association would have any liability if a building burned down due to a homeowner charging their electric vehicle on a common area meter inside a garage. The Board discussed the possibility of splitting the common area meters in order to get accurate readings or disconnect the meters at the houses and back lines from the garages to the buildings. Motion carried 5/0.

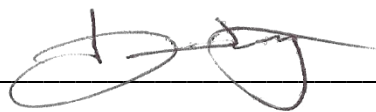
- E. **Concrete Repairs** – A motion was made, seconded and carried to approve the proposal from Inline Construction to remove/replace sections of concrete throughout the community that require repair, except for one area at 61 Schubert that is a ¼” high in a main walkway and can be grinded down, for a total cost of \$15,530.00. Joe Harvey will walk with Management and Inline Construction to check areas regarding tree roots, prior to the work being completed. Motion carried 5/0.
  
- F. **Draft Reserve Study** – A motion was made, seconded and tabled to postpone further discussion on the draft reserve study until the May meeting, so the Board had additional time to review it. Motion carried 5/0.
  
- G. **Annual Board Election** – A motion was made, seconded and carried to have Management check with the Whitman Board member that served as the inspector of election for the Schubert Board last year, to see if she would be free to count ballots this year and schedule a date accordingly for May 2021. Motion carried 5/0.
  
- H. **Additional Agenda Items** – Management informed the Board that it would cost about \$500.00 to have a structural engineer inspect the inside of a couple of units in the same building that are experiencing cracking in the drywall. A motion was made, seconded and carried to approve to have a structural engineer inspect the cracks inside 87 & 77 Schubert Court. Motion carried 3/1/1.
  
- I. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 4/12/21 at 5:00 P.M. via zoom meeting. Motion carried 5/0.

**HOMEOWNER FORUM**

A homeowner was present to ask the Board if they will be hiring a structural engineer to inspect cracks in his drywall and in the slab under his flooring inside his home. The Board informed the homeowner that they intend to hire a structural engineer to inspect his home.

**ADJOURNMENT**

There being no further business to discuss, the General Session meeting was adjourned at 5:57 P.M.

ACCEPTED:  \_\_\_\_\_ DATE: 05/19/2021