

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 13, 2018

BOARD MEMBERS PRESENT:

Ellen Mansour
Katie Pugel
Carolyn White
Mary Collier
Joe Harvey

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVES:

Kim Encinas
Andrew Herndon

CALL TO ORDER

The meeting was called to order at 5:15 P.M. by Management at the ICHA Board Room, located at 1083 California Avenue in Irvine, California.

APPROVAL OF MINUTES

A motion was made, seconded and carried to approve the General Session Meeting Minutes from the July 16, 2018 meeting. Motion carried 5/0.

FINANCIAL STATEMENT

A motion was made, seconded and carried to accept the June 30, 2018 financial statement. Motion carried 5/0.

UNFINISHED/NEW BUSINESS

- A. **Landscape Refurbishment Project Update** – Katie Pugel stated that O’Connell Landscape did a good job with the clean up on upper Schubert. Management informed the Board that the O’Connell Landscape would start mulching the community on Wednesday.

- B. **Paint Color Schemes** – Management informed the Board that Peggy Dolan from Peggy Dolan Design created new paint color schemes with warmer colors, and included an accurate photo of their roof tiles in the binder. A motion was made, seconded and carried to allow Board member, Ellen Mansour to take the paint binder and pass it around to the rest of the Board members, so they have a chance to review the new paint color schemes prior to their September 10, 2018 meeting. Management will also speak with Ms. Dolan

about why the reddish stucco color that was found on a home on Whistler Court was not included in their paint color schemes. Motion carried 5/0.

- C. **Sheds in Yards** – John Bodenschatz, homeowner at 77 Schubert was present and admitted that he did not submit for approval for the shed he installed in his yard. A motion was made, seconded and carried to postpone this item until the September meeting, and in the meantime, have Management meet with Mr. Bodenschatz and Board member, Joe Harvey, to try to figure out a way to reposition the shed in his yard, so it is further from the unit, and closer to the wall that surrounds his yard, so there is room to put up a ladder to maintain his unit and the unit above him. Management will also work with Mr. Bodenschatz to see if the Bougainvillea that is growing on the outside of the wall can grow up and over the top of the shed to help screen it or if there is a better alternative. Motion carried 5/0.

- D. **Bird Feeders** – Management informed the Board that there are bird feeders that are filled with bird seed hanging from trees in the common areas. Bird seed attracts rodents and the OC Vector Control recommends against them. A motion was made, seconded and carried to allow Management to draft an email to go out to all homeowners asking them to remove all seed bird feeders from common areas and encourage them to remove them from their personal yards as well, because they attract rodents. Board member, Joe Harvey will review the email before it goes out. Motion carried 5/0.

- E. **Signature Cards** – Management will let Board members, Katie Pugel and Joe Harvey know what they need in order to go into Wells Fargo and Schools First Federal Credit Union so they can complete signature cards, so they can sign checks.

- F. **103 Schubert – Cox Cable Failure** – Management will work with Board member, Ellen Mansour to gain access into her attic where the cable is located for 103 Schubert, so Cox can resolve the issue.

- G. **Manhole Cover** – Board member, Ellen Mansour informed Management how disappointed she was that the manhole cover did not get taken care of when it was supposed to. Management apologized and stated that Inline Construction said they would have the manhole cover repaired by Friday, 8/17/18.

- H. **Rodents in 109 Schubert's Building** – Management informed the Board that Orange County Pest Control added four more bait stations around the 107-123 Schubert building and inspected the outside of the buildings for ways that rodents may have gotten in. Homeowners need to remove vines or any other plant material that may be growing up and into roof tiles to keep rodents from gaining access into units.

- I. **Flooring at 59 Schubert** – Management informed the Board that Debbie Nielson, homeowner at 59 Schubert would like to have her acoustical engineering test completed at the same time as Julie Shelley, homeowner at 105 Schubert who is having her wood flooring installed this week, so they can both receive a discount. Management sent an email to both homeowners asking them to give Management an update by 8/17/18. A motion was made, seconded and carried to postpone this item until the 9/10/18 meeting, so Management can give the Board an update. Motion carried 5/0.

- J. **89 Schubert Rental** – The Board informed Management that the homeowner of 89 Schubert has tenants living in the unit that have signed a one year lease. Management stated that Home Sales said this item is still being worked on with legal counsel.


- K. **Additional Agenda Items** – Management informed the Board that they worked with the homeowner at 133 Schubert to cut down a section of the Pittosporums around her patio wall so they were all level, and allow her to install two potted plants at her entrance. Management also explained that the account that was delinquent, paid in full.

HOMEOWNER FORUM

Three homeowners were present to discuss positioning of a vent, if Prestige Deck Coating has inspected their deck, discussion about a shed in a yard, what can be done to screen it and possibly relocating it so it is easy for a contractor to maintain the building.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:50 P.M.

ACCEPTED:  DATE: 9/10/18