

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 8, 2018

BOARD MEMBERS PRESENT: Ellen Mansour
Mary Collier
Carolyn White
Katie Pugel
Joe Harvey

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVE: Kim Encinas

CALL TO ORDER

The meeting was called to order at 6:00 P.M. by Board President, Ellen Mansour 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 September 10, 2018 meeting. Motion carried 5/0.
- B. **Financial Statement** - A motion was made, seconded and carried to accept the August 31, 2018 financial statement. Motion carried 5/0.
- C. **Paint Color Schemes** – A motion was made, seconded and carried to postpone further discussion about the paint color schemes until the November meeting. The Board is in favor of using one stucco color for all buildings, two trims colors and allow homeowners to possibly choose their front door color, picking from 5 pre-approved colors. Management will ask Peggy Dolan with Peggy Dolan Design to find two paint colors that will go with the stucco color from paint color scheme #3 and then 5 lighter front door colors in a broad spectrum that will pop and not blend, in the maroon, stone blue, green families, etc. The Board does not want dark front door colors. Motion carried 5/0.
- D. **Railings on Staircases** – A motion was made, seconded and carried to approve the proposal from So Cal Coatings to make the necessary repairs/paint sections of the wrought iron railings on the staircases near #4, 2 near #21 and 1 near #23, for a cost of \$1,245.00. Motion carried 5/0.

- E. **Repair to Wood Trim & Stucco Around Windows – 75 Schubert** – A motion was made, seconded and carried to approve the proposal from So Cal Coatings to caulk the gaps between the wood frames and stucco and caulk the crack in the stucco and add sand for texture around the windows at 75 Schubert, for a cost of \$365.00. Motion carried 5/0.
- F. **Replacement of Deck – 32 Schubert** – A motion was made, seconded and carried to approve the proposal from Prestige Deck Coating to install a multi-layer, waterproof, fire rated, slip resistant deck system at 32 Schubert, for a cost of \$2,975.00. Motion carried 5/0.
- G. **Rain Gutter Cleaning** – A motion was made, seconded and carried to postpone approving a proposal to clean the rain gutters. Management will contact all three companies that bid and make sure they are providing a scope that is apples to apples and includes cleaning not only the horizontal rain gutters, but also the vertical downspouts. Once Management has revised proposals, they will be emailed to Board member, Joe Harvey and he will choose the company to perform the work. Motion carried 5/0.
- H. **Draft Review** – A motion was made, seconded and carried to approve the draft review prepared by Inouye, Shively & Klatt, C.P.A. A final review will be emailed to the membership by 10/30/18. Motion carried 5/0.
- I. **Maturing Reserve CD** – A motion was made, seconded and carried to roll over the reserve CD with Schools First that matured on 10/8/18, in the amount of \$40,392.53 for a term of 12 months, at the highest interest rate available. Motion carried 5/0.
- J. **Additional Agenda Items** – There were no additional agenda items discussed.

HOMEOWNER FORUM

Homeowners were present to observe the meeting and chimed in about what color they liked for the stucco for the buildings if all painted the same color.

ADJOURNMENT

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

ACCEPTED: *Evan Mansour*

DATE: 11/13/18