

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

BOARD MEMBERS PRESENT:

Ellen Mansour  
Mary Collier  
Katie Pugel

BOARD MEMBERS ABSENT:

Carolyn White  
Joe Harvey

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 Center, 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 October 8, 2018 meeting. Motion carried 3/0.
- B. **Financial Statement** - A motion was made, seconded and carried to accept the September 30, 2018 financial statement. Motion carried 3/0.
- C. **Paint Color Schemes** – A motion was made, seconded and carried to postpone further discussion about the paint color schemes until the 12/3/18 meeting. The Board will be reviewing the revised paint colors and choosing one stucco color for all buildings, two trims colors and five front door colors. Homeowners will be able to choose their front door color from the five colors the Board chooses. Motion carried 3/0.
- D. **Reserve Study Proposal** – A motion was made, seconded and carried to approve the proposal from Advanced Reserve Solutions (ARS) to prepare the Association’s reserve study with an onsite inspection, for a cost of \$1,350.00. Motion carried 3/0.
- E. **Homeowner Bike Rack Request** – A motion was made, seconded and carried to deny the request from John & Andrea Bodenschatz, homeowners of 77 Schubert, to have bike racks installed in the community, due to budgetary constraints and additional maintenance the Association would have to take on. Motion carried 3/0.

- F. **Railings on Staircases** – Management informed the Board that the wrought iron railings on the staircases were repaired/painted.
- G. **Replacement of Deck – 32 Schubert** – Management informed the Board that Prestige Deck Coating completed the replacement of the deck at 32 Schubert. Management will inspect the deck and take photos prior to payment being made and remind the homeowner that they will need to watch the amount of weight they put on the new deck and make sure they place catch basins underneath all of their pots.
- H. **Rain Gutter Cleaning** – Management informed the Board that Stanley Window Care will be cleaning the rain gutters and downspouts on Wednesday, 11/28/18 and Thursday, 11/29/18. An email was sent to all homeowners letting them know of these dates, so they can keep their gates unlocked so Stanley Window Care can enter their patios/yards to remove any debris/leaves that may fall into homeowners' private properties. Stanley Window Care will also provide a discounted rate to homeowners if they want to have their windows/screens cleaned at the same time.
- I. **Final Review** – Management informed the Board that the final review prepared by Inouye, Shively & Klatt, C.P.A. was emailed to all homeowners prior to 10/30/18.
- J. **Additional Agenda Items** –
1. **Solar Panel Installation** – Management informed the Board that new legislation passed on 1/1/18, regarding condo Boards not being allowed to prohibit homeowners from installing solar panels on the condo roofs. A motion was made, seconded and carried to allow Management to have legal counsel review the Association's governing documents and draft solar panel rules and related documents for the Board to review. Motion carried 3/0.
  2. **Architectural Application – 77 Schubert** – Management distributed the architectural application prepared by John Bodenschatz, homeowner at 77 Schubert, to install bamboo to screen the shed in his yard. A motion was made, seconded and carried to approve the architectural application with the following conditions. Motion carried 3/0.
    - Bamboo must be installed in the yard by 1/1/19
    - Bamboo has 18 months from 1/1/19 or by 7/1/20, when installed, to grow and completely screen the shed
    - If any bamboo dies, it will need to be replaced immediately with mature plants to match the existing ones

- Once the Board chooses new paint color schemes for the buildings and schedules them to be painted, the company will be told to paint your shed to match your building and you will be responsible for paying them for this expense
- If homeowner does not meet this timeline above, the shed will need to be removed

3. **Leak Detection Information** – Management informed the Board that she would like to send out information to the homeowners to remind them if they suspect a leak in their unit, they need to contact us immediately. If homeowners wait and additional damage is done, they could be held financially responsible. A motion was made, seconded and carried to have Management send out this information with the maintenance letter after 1/1/19. Motion carried 3/0.

4. **Charging Electric Vehicles** – Management informed the Board that there are at least two homeowners in the community that own electric vehicles and need to pay for the extra charging expense. Management would like to find out the manufacturer’s estimated cost for each vehicle and then take the average over a year and start billing these homeowners for their part. A motion was made, seconded and carried to support Management with this process and make sure the manufacturer’s rates correspond with Edison’s rates. Motion carried 3/0.

K. **Next Board Meeting** – A motion was made, seconded and carried to hold the December Board meeting on Monday, 12/3/18 at Joe Harvey’s house at 3 Schubert Court at 5:15 P.M.

**HOMEOWNER FORUM**

One homeowner was present to discuss why she believes the installation of bike racks in the community is a good idea.

**ADJOURNMENT**

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

ACCEPTED:                     *Jean Mansour*                                          DATE:                     12/13/18