

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JANUARY 24, 2019

BOARD MEMBERS PRESENT:

Ellen Mansour  
Katie Pugel  
Joe Harvey

BOARD MEMBERS ABSENT:

Mary Collier  
Carolyn White

MANAGEMENT REPRESENTATIVE:

Kim Encinas

**CALL TO ORDER**

The meeting was called to order at 5:40 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 December 3, 2018 meeting. Motion carried 3/0.
- B. **Financial Statements** - A motion was made, seconded and carried to accept the November 30, 2018 and December 31, 2018 financial statements. Motion carried 3/0.
- C. **Paint Color Schemes** – The Board members present chose 5 front door colors (Roycroft Copper Red, Canyon Clay, Cordovan, Moscow Midnight and Billiard Green) that they felt went best with the #1 stucco color, #3 trim color and black for the metal. A motion was made, seconded and carried to postpone further discussion about the paint color schemes until the February meeting, so the entire Board has a chance to review the revised paint colors. The Board would like Management to have Peggy Dolan prepare a mock up to show the stucco, trim and metal colors on one building. Motion carried 3/0.
- D. **Proposed Solar Panel Rules/Related Documents** – A motion was made, seconded and carried to approve the draft solar panel rules and related documents, subject to Management forwarding Board member questions to legal counsel for answers. Once the Board is comfortable with their questions being answered, Management will send out the solar panel rules and related documents to the membership, giving homeowners 30 days to comment before being adopted by the Board.

- E. **Charging for Electric Vehicles** – Management informed the Board that she would like to invite the homeowner from 95 Schubert to the February meeting, to discuss charging for their electric vehicle with the Board. Motion carried 3/0.
- F. **Board Election** – Katie Pugel and Joe Harvey informed Management that they plan to re-run for the Schubert Board and will provide candidacy statements only if other homeowners decide to place their name on the ballot. Management will contact Carolyn White to see if she also plans to re-run.
- G. **Gutter Inspections** – A motion was made, seconded and carried to not have the gutters inspected throughout the community, and repair them on an as needed basis. Motion carried 3/0.
- H. **Additional Agenda Items** – Management informed the Board that additional drainage needs to be installed in the common area outside of 139 Schubert. One proposal has been obtained, but Management is going to obtain another one to compare prices. A motion was made, seconded and carried to have the additional drainage installed. Motion carried 3/0.

Management informed the Board that ICHA had to have their legal counsel, John Getz, review the proposed solar panels/related documents that were prepared by the Association's legal counsel to make sure they didn't conflict with the ground sub lease. It cost ICHA approximately \$750.00 to review them for their Association and for Schubert – Condo I. ICHA offered to pay for half of the invoice, approximately \$375.00 and having Whitman – Condo II and Schubert – Condo I share half the cost of the other half of \$429.00, totaling \$214.50 each. A motion was made, seconded and carried to pay \$214.50 towards the cost of ICHA's legal counsel reviewing the proposed solar panel rules/related documents. Motion carried 3/0.

- I. **Next Board Meeting** – A motion was made, seconded and carried to hold the February Board meeting on either Monday, 2/4/19 or Monday, 2/24/19 at ICHA in the Boardroom at 1083 California Avenue in Irvine California at 5:15 P.M. Management will send an email to the entire Board to decide which date would work best. Motion carried 3/0.

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### **HOMEOWNER FORUM**

One homeowner was present to inform the Board that she and her husband purchased the same digital electric power monitor that 95 Schubert did that can tell them how much electricity they use when charging their electric vehicle inside their garage.

### **ADJOURNMENT**

There being no further business to discuss, the General Session meeting was adjourned at 7:10 P.M.

ACCEPTED: Ellen Mansour DATE: 2/25/19