

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION II
GENERAL SESSION MEETING MINUTES
JANUARY 23, 2019

BOARD MEMBERS PRESENT:

Sheila Griffin
Stephane Muller
Denise Chilcote
Molly Schneider

BOARD MEMBERS ABSENT:

Philomena Essed

MANAGEMENT REPRESENTATIVES:

Kim Encinas
Andrew Herndon

CALL TO ORDER

The meeting was called to order at 5:00 P.M. by Management 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 October 24, 2018 meeting. Motion carried 4/0.
- B. **Financial Statements** – A motion was made, seconded and carried to accept the September 30, 2018, October 31, 2018 and November 30, 2018 financial statements. A motion was made, seconded and carried to transfer excess funds from the end of 2018, into the operating professional fees line item and use it to help pay for the legal service invoices from legal counsel who prepared the proposed solar panel rules/related documents. Motions carried 4/0.
- C. **Address Numbers by Garages** – A motion was made, seconded and carried to have Management obtain a proposal to replace the address number plaques by the garages with recyclable wood if possible, same size and white with black numbers. Motion carried 4/0.
- D. **Proposed Solar Panel Rules/Related Documents** – A motion was made, seconded and carried to adopt the proposed solar panel rules/related documents that were prepared by legal counsel and have them emailed to the homeowners. Motion carried 4/0.

- E. **Homeowner Reimbursement Request – 57 Whitman** – A motion was made, seconded and carried to postpone further discussion about the request from Chris Lucas & Candice Taylor, homeowners at 57 Whitman for reimbursement for damage that was done to their home from a roof leak, because Management didn't have all the costs involved. Management will follow up with the homeowners on costs for flooring and relocation and with AN Restoration. Motion made 4/0.
- F. **Homeowner Reimbursement Request – 20 Whitman** – A motion was made, seconded and carried to deny the request from Carolyn Scheer Luce, homeowner at 20 Whitman to be reimbursed \$3,222.00 for removing the stucco to replace the flashing, repairing the stucco, replacing the flashing, installing new drains and replacing the rotted plywood on her deck. A motion was made, seconded and carried to reimburse Ms. Scheer Luce \$1,500.00 which included replacing the deck back to its original condition. The \$1,500.00 came from taking the average of what it cost to replace the deck, as when all the decks were replaced. The amount would have been around \$1,100.00, but the Board added a little extra money to cover the drains that also had to be replaced. Motions carried 4/0.
- G. **Additional Agenda Items** – 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 having Whitman – Condo II and Schubert – Condo I share half the cost 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 4/0.
- Board member, Stephane Muller informed Management that one of his gutters was missed when Stanley Window Care cleaned them throughout the community. Management said she was following up with the owner and will make sure the gutter gets cleaned.
- H. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Wednesday, April 24, 2019. Motion carried 4/0.

HOMEOWNER FORUM

No homeowners were present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:25 P.M.

ACCEPTED: _____  _____ DATE: _____ 4/24/19 _____