

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 8, 2019

BOARD MEMBERS PRESENT:

Ellen Mansour
Mary Collier
Carolyn White
Katie Pugel
Joe Harvey – arrived at 5:25
P.M.

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

Kim Encinas

CALL TO ORDER

The meeting was called to order at 5:19 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 February 25, 2019 meeting. Motion carried 4/0.
- B. **Financial Statement** - A motion was made, seconded and carried to accept the February 28, 2019 financial statement. Motion carried 4/0.
- C. **Proposed Policy for Common Areas** – A motion was made, seconded and carried to have Management type up a draft proposed policy for common areas, include details discussed at the meeting and then email it to the Board for final review. Once approved, the proposed policy for common areas will be sent to homeowners, giving them 30 days to comment before being adopted. Motion carried 5/0.
- D. **Proposed Policy for Charging for Electric Vehicles** – A motion was made, seconded and carried to approve the proposed policy for charging electric vehicles with the changes noted and have it sent to the homeowners, giving them, 30 days to comment before being adopted at the 6/10/19 meeting. Motion carried 5/0.

- E. **Tree Installation Near 61/63 Schubert** – A motion was made, seconded and carried to have O’Connell Landscape install a fruitless Olive tree in the area between 61/63 Schubert. Motion carried 5/0.
- F. **Replacement Plant Material** – A motion was made, seconded and carried to have O’Connell Landscape install Cypresses donated by Jeff Beckwith, homeowner at 63 Schubert, along the wall in the area next to the mailboxes and across from 61 Schubert and fill in the rest of the area with Cotoneasters. Motion carried 5/0.

A motion was made, seconded and carried to have O’Connell Landscape remove the red roses from directly in front of 91 Schubert and transplant them to the area between 107/109 Schubert, and replace the area in front of 91 Schubert with Rhapsiolepis Ballerinas. Motion carried 5/0.

A motion was made, seconded and carried to approve the proposal from O’Connell Landscape to install 8 five gallon Tecomarias and 8 five gallon Cotoneasters at the top of the slope behind the 75-79 Schubert building to fill in the large gap and prevent students from walking into the community, for a cost of \$406.00. Motion carried 5/0.

- G. **Garage Door Painting** – A motion was made, seconded and carried to keep the garage doors white and not paint them, and re-paint the wood trim around the garage doors and windows on the back of the garages white. Motion carried 5/0.
- H. **Repair of Stucco Wall Footings** – A motion was made, seconded and carried to approve the proposal from Maximum Quality Painting Services, Inc. to repair the 258 stucco wall footings, for a cost of \$9,650.00. Motion carried 5/0.
- I. **Rain Gutter Installation** – A motion was made, seconded and carried to postpone installing rain gutters in 4 locations (4-8, 75-89, 81-83 and 107-123) where there aren’t any rain gutters on the roof areas, above the utility doors. The Board will revisit this item after the buildings have been painted. Motion carried 5/0.
- J. **CAI Membership** – A motion was made, seconded and carried to thank Michael Berg from Berg Insurance for paying for a year’s CAI membership, so Board members can attend classes, seminars and educational programs on topics that may be beneficial to the community, for a nominal fee. Motion carried 5/0.
- K. **Maturing Reserve CD/Change of Officers on Schools First Account** – A motion was made, seconded and carried to close out the reserve CD that will be maturing on 5/8/19 at Schools First, in the amount of \$40,687.74 and put this money in the reserve money

market for now, as it may need to be used for the painting of the buildings project. Motion carried 5/0.

A motion was made, seconded and carried to remove Jeff Beckwith and Trish Thompson as signers on the Schools First account #634618, and replace them with Katie Pugel & Joe Harvey. Ellen Mansour, Mary Collier and Carolyn White will remain as signers on this account.

L. **Additional Agenda Items** – No additional agenda items were discussed.

M. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Monday, 5/13/19 at ICHA in the Boardroom at 1083 California Avenue in Irvine California at 5:15 P.M. Motion carried 5/0.

HOMEOWNER FORUM

No homeowners were present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:20 P.M.

ACCEPTED: Ellen Mansour DATE: 5/13/19