

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 13, 2019

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 5:15 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 April 8, 2019 meeting. Motion carried 5/0.
- B. **Financial Statement** - A motion was made, seconded and carried to accept the March 31, 2019 financial statement. Motion carried 5/0.
- C. **Draft Reserve Study/2019-2020 Proposed Budget** – A motion was made, seconded and carried to approve the draft reserve study prepared by Advanced Reserve Solutions (ARS) showing the Association will be 99% funded, and approve the proposed 2019-2020 budget increasing assessments 2% starting 7/1/19. Motion carried 5/0.
- D. **Review/Tax Proposal** – A motion was made, seconded and carried to approve the proposal from Inouye, Shively & Klatt, C.P.A., to prepare the Association’s review/taxes, for a cost of \$975.00. Motion carried 5/0.
- E. **Parking** – Management informed the Board if they notice people who don’t live in Schubert parking in their guest spaces, they can take a photo of the vehicles with the license plate, email it to Management and Management will forward it to Public Transportation Services (PTS). They will then come out, run the plate to make sure it is a vehicle that doesn’t belong to a homeowner in Schubert and then cite it.

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

General Session adjourned at 6:00 P.M.

General Session reconvened at 6:50 P.M.

G. **Painting Specifications/Renderings** – A motion was made, seconded and carried to approve the paint specifications prepared by Dunn Edwards and choose two photos, one for each building type that Management can forward to Dunn Edwards so they can prepare renderings that will show what colors will be painted on the two building types. Once the Board has reviewed the renderings, they along with paint chips showing the colors, their names and paint codes, will be posted on the mailboxes, giving homeowners 15 days to review them and make any comments. Motion carried 5/0.

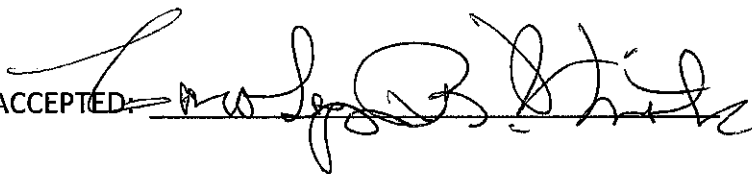
H. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Monday, 6/10/19 at ICHA in the Boardroom at 1083 California Avenue in Irvine, California at 5:15 P.M. Motion carried 5/0.

HOMEOWNER FORUM

Homeowners were present to discuss the purchase of their outdoor wood burning oven.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 7:05 P.M.

ACCEPTED:  DATE: 6/10/19