

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

BOARD MEMBERS PRESENT:

Sheila Griffin
Stephane Muller
Denise Chilcote
Molly Schneider – left at 6:45
P.M.
Philomena Essed

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVES:

Kim Encinas
Andrew Herndon

CALL TO ORDER

The meeting was called to order at 5:05 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 January 23, 2019 meeting. Motion carried 5/0.
- B. **Financial Statements** – A motion was made, seconded and carried to accept the December 31, 2018, January 31, 2019 and February 28, 2019 financial statements. Motions carried 5/0.
- C. **Homeowner Reimbursement Request – 57 Whitman** – Chris Lucas was present to provide a presentation to the Board about why he feels that on top of what the Board previously approved to reimburse him, totaling \$856.73, he should also be reimbursed \$755.00, which includes his family's hotel stay and to cover the warranty portion of the closet that was dismantled. A motion was made, seconded and carried to reimburse Chris Lucas & Candice Taylor, homeowners at 57 Whitman \$856.73, for damage that was done to their home from a roof leak, and \$755.00 for their hotel stay and warranty portion of their closet that had to be dismantled, for a total cost of \$1,611.73. Management will ask Mr. Lucas for a copy of his presentation that he gave that shows the amount he is requesting to be reimbursed, prior to having a check cut. The Board also made it very clear to Mr. Lucas that there may still be a problem with his patio. He will want to check

his patio, because if there is a leak in the future, and caused by drainage from his patio, all repairs will be his responsibility. Motion made 5/0.

- D. **Homeowner Reimbursement Request – 51 Whitman** – A motion was made, seconded and carried to postpone further discussion on the request from Pramod & Seema Khargonekar, homeowners at 51 Whitman, to be reimbursed \$1,000.00, for what would be the average cost of Prestige Deck Coating returning their deck back to its original condition, until the May meeting. Motion carried 5/0.

- E. **Homeowner Reimbursement Request – 43 Whitman** - A motion was made, seconded and carried to postpone further discussion on the request from Fred Wan, homeowner at 43 Whitman, to be reimbursed \$1,000.00, for what would be the average cost of Prestige Deck Coating returning his deck back to its original condition, until the May meeting. Motion carried 5/0.

- F. **Additional Agenda Items** – Management emailed the Board a letter detailing out what homeowners are responsible for vs. what the Association is responsible for. A motion was made, seconded and carried to postpone further discussion on this issue until the May meeting. Motion carried 5/0.

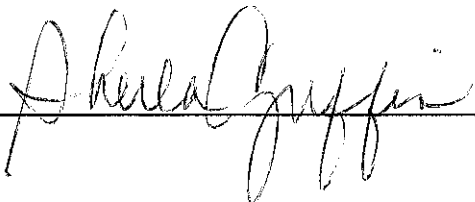
- G. **Next Board Meeting** – A motion was made, seconded and carried to hold a meeting in May so the Board could review a maintenance spreadsheet detailing what homeowners are responsible for vs. what the Association is responsible for and further discuss the two reimbursement requests for decks. Management will email the Board dates of availability for the beginning of May for this meeting. Motion carried 5/0.

HOMEOWNER FORUM

One homeowner was present to discuss his reimbursement request with the Board.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:55 P.M.

ACCEPTED:  DATE: 8/20/19