

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION II
GENERAL SESSION MEETING MINUTES
MAY 9, 2019

BOARD MEMBERS PRESENT:

Sheila Griffin
Stephane Muller
Denise Chilcote
Molly Schneider
Philomena Essed

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVES:

Kim Encinas
Andrew Herndon

CALL TO ORDER

The meeting was called to order at 5:10 P.M. by Management at the ICHA Board Room, located at 1083 California Avenue in Irvine, California.

UNFINISHED/NEW BUSINESS

- A. **Homeowner Reimbursement Request – 51 Whitman** – A motion was made, seconded and carried to deny the request from Pramod & Seema Khargonekar, homeowners at 51 Whitman, to be reimbursed money, for what would be the average cost of Prestige Deck Coating to return their deck back to its original condition. The Board will not be responsible for contributing any money towards restoring decks back to their original condition, after a homeowner has altered them. If their deck is restored back to the original condition, by the Association’s deck contractor, Prestige Deck Coatings, and reviewed by an Association representative, the Association will maintain it moving forward. Motion carried 5/0.
- B. **Homeowner Reimbursement Request – 43 Whitman** - A motion was made, seconded and carried to deny the request from Fred Wan, homeowner at 43 Whitman, to be reimbursed money, for what would be the average cost of Prestige Deck Coating to return his deck back to its original condition. The Board will not be responsible for contributing any money towards restoring decks back to their original condition, after a homeowner has altered them. If their deck is restored back to the original condition, by the Association’s deck contractor, Prestige Deck Coatings, and reviewed by an Association representative, the Association will maintain it moving forward. Motion carried 5/0.

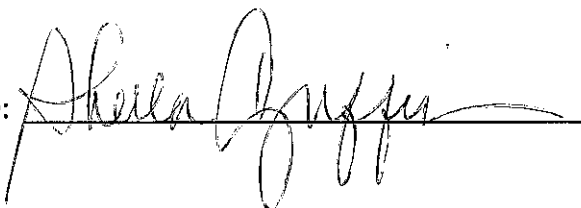
- C. **Homeowner vs. Association Responsibility Maintenance Letter** – Management reviewed the proposed homeowner vs. Association responsibility maintenance letter with the Board and several revisions were discussed. A motion was made, seconded and carried to have Management revise the letter and then email it to the Board for final approval. Motion carried 5/0.
- D. **Draft Reserve Study/Proposed 2019-2020 Budget** – Management presented the Board with three options for the proposed 2019-2020 budget increasing assessments by 5%, 9% and 14%. A motion was made, seconded and carried to appoint Board member, Stephane Muller as the point person who will contact Berg Insurance to try to negotiate the Association’s insurance premium and see if he can get it reduced. Mr. Muller will then discuss his findings with the Board and report back to Management within a week on which proposed budget and increase the Board approves. An approved budget will need to be sent to the membership by 5/30/19. Motion carried 5/0.
- E. **Legal Service Agreement Renewal** – A motion was made, seconded and carried to renew the legal service agreement for hourly consultation with Iger, Wankel, Bonkowski, LLP that expires on 6/29/19, for \$290.00 per hour of billed time. Motion carried 5/0.
- F. **CAI Membership** – A motion was made, seconded and carried to have Management thank Michael Berg for his offer to pay for a year’s CAI membership for the Association, but the Board has decided to pass, as they don’t feel that they would take advantage of his offer. Motion carried 5/0.
- G. **Additional Agenda Items** – A motion was made, seconded and carried to approve a proposal from Inouye, Shively & Klatt, C.P.A., to prepare the audit/taxes for the Association, for a cost of \$1,025.00. Motion carried 5/0.
- H. **Next Meeting Date** – A motion was made, seconded and carried to hold the next Board meeting on Wednesday, August 28, 2019. 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 7:00 P.M.

ACCEPTED:  DATE: 8/20/19