

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 13, 2020

BOARD MEMBERS PRESENT:

Ellen Mansour
Joe Harvey
John Bodenschatz

BOARD MEMBERS ABSENT:

Mary Collier
Carolyn White

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 Media 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 November 18, 2019 meeting. Motion carried 3/0.
- B. **October/November Financial Statements** – A motion was made, seconded and carried to accept the October 31, 2019 & November 30, 2019 financial statements. Motion carried 3/0.
- C. **Update on Lighting** – Management explained that Horizon Lighting installed the last of the bollards in upper Schubert and the map marquee in lower Schubert was relocated, so the lighting would not disturb neighbors across the way. There is a light fixture that still needs to be installed in one of the trash enclosures in lower Schubert, the rest of the LED lamps on the buildings and the lit address number fixtures in upper Schubert should be installed by the end of January 2020.
- D. **Painting Project Update** – Management informed the Board that 1st Street Painting will be back onsite on Saturday, 1/25/2020, to complete painting a handful of outstanding front doors, utility doors that needed repairs and a few storage closet doors that homeowners are having repaired. Once all the painting has been completed, 1st Street Painting will have the POD container and porta potty removed from the guest parking area in lower Schubert.

- E. **Contract for Legal Services** – A motion was made, seconded and carried to have Management check with Iger, Wankel & Bonkowski, LLP to see how many hours the Board used for legal issues and the total amount they were billed for during the hourly contract from 1/23/19-1/23/2020. Management will give this information to the Board, so they can make an informed decision on whether to sign an hourly or retainer agreement for legal service for the upcoming year. Motion carried 3/0.
- F. **Proposed Policy for Charging Electric Vehicles** – After much discussion, a motion was made, seconded and carried to postpone the discussion of the proposed policy for charging electric vehicles until the 2/10/2020 meeting. The Board would like Management to rewrite a more simplified version where the condo owners will submit a property improvement application and the Board will come up with the same average cost that will be billed to each resident that has an electric vehicle on a monthly basis. This average cost will be the cost of owning and charging an electric vehicle on a common area house meter. The Board also does not want to back bill the three homeowners that currently have electric vehicles, and only bill going forward once a policy for charging electric vehicles is adopted by the Board. Motion carried 3/0.
- G. **Roof Repair – 21 Schubert** – A motion was made, seconded and carried to have Management inform the homeowner at 21 Schubert that when the Francisco from Prestige Roofing was up on the roofs, cleaning out the rain gutters, he noticed repairs that need to be made to the roof around the two skylights that the previous owner of 21 Schubert installed. Prestige Roofing gave Management a proposal to repair the areas on the roof, but the homeowner will be responsible for payment since they took ownership of the roof when the skylights were installed. Motion carried 3/0.
- H. **Proposed Election Rules/Procedures** – A motion was made, seconded and carried to have Management send out the proposed election rules/procedures that were drafted by legal counsel to the membership, giving homeowners 28 days to comment before being adopted by the Board at an upcoming meeting. Motion carried 3/0.
- I. **Homeowner Suggestions** – The Board reviewed suggestions from Rick Emerling, homeowner at 103 Schubert. A motion was made, seconded and carried to install signs with recycling information on them in the trash enclosures, to help residents learn what they can and can't put in the recycling bins. A motion was made, seconded and carried to not install directional signs indicating house numbers in the community, as the Board does not feel it is necessary. Motions carried 3/0.
- J. **Additional Agenda Items** – Joe Harvey mentioned that the trellises with plant material between the garages at the Santiago Apts. looks great and would like to encourage the rest of the Board to take a look at them.

- K. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Monday, 2/10/2020 at ICHA in the Boardroom at 1083 California Avenue in Irvine, California at 5:15 P.M. Motion carried 3/0.

HOMEOWNER FORUM

No homeowners were present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:35 P.M.

ACCEPTED:

May Cotton

DATE:

2/20/2020