

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 20, 2020

BOARD MEMBERS PRESENT:

Ellen Mansour
Mary Collier
Carolyn White
Joe Harvey
John Bodenschatz – arrived
at 6:45 P.M.

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

Kim Encinas

CALL TO ORDER

The meeting was called to order at 6:30 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 January 13, 2020 meeting. Motion carried 4/0.
- B. **December Financial Statement** – A motion was made, seconded and carried to accept the December 31, 2019 financial statement. Motion carried 4/0.
- C. **Update on Lighting** – Benny Olander from Horizon Lighting was present to give the Board an update on the lighting project. Benny stated that the retrofit on the building/garage lights needs to be completed and he needed to switch installers, because they were having a hard time with the address number signs for upper Schubert. The new installer is charging approximately \$1,000.00 more and Benny asked the Board if they would pay for half the cost and he would pay the other half. A motion was made, seconded and carried to have the Association pay \$480.00 towards the charge order that was necessary to order the address number signs. Motion carried 5/0.
- D. **Painting Project Update** – Management informed the Board that 1st Street Painting would be complete with the painting project in about a week and the container and porta potty would be removed then. A motion was made, seconded and carried to have Management release the final retainer payment to 1st Street Painting. Motion carried 5/0.

- E. **Proposed Policy for Charging Electric Vehicles** – After much discussion, a motion was made, seconded and carried to approve the revised proposed policy for charging electric vehicles and bill homeowners that purchase electric vehicles and charge them inside their garages on the common area meters, a flat fee of \$48.50/month, plus a monthly service fee of \$1.50 that will be charged by ICHA, which will be added to the monthly ICHA billing statement and will be due upon demand or automatically deducted from an owner's auto payment program. The amount will be subject to change at any time based on SCE rate changes. Motion carried 5/0.
- F. **Inspection of Meters That Feed Garages** – Benny Olander from Horizon Lighting informed the Board that having a handful of electric vehicles charging inside the garages on the common area meters would not pose any problem. If something changes and there are a lot more homeowners who purchase electric vehicles and charge them inside their garages, he would recommend inspecting the amps for the power that feeds all the garages. A motion was made, seconded and carried to not have Horizon Lighting inspect the meters that feed the garages, since there isn't a need for it at the time. Motion carried 5/0.
- G. **Proposed Election Rules/Procedures** – A motion was made, seconded and carried to adopt the proposed election rules/procedures and have them sent out to the membership. Motion carried 5/0.
- H. **Additional Agenda Items** – The Board requested that Horizon Lighting angle the lights inside the trash enclosures down, that were recently installed, so they don't shine into homeowners' homes.

The Board also requested to be given updates on the Las Lomas demolition as they are available. Management explained that updates would be sent to all Schubert homeowners when they are ready to be shared, the first one being soil testing that will be performed.

Management will put together an annual calendar for the Board to review at their 3/9 meeting and include the proposed policy for potted plants in common areas on the agenda as well.

Management will also have signs created and installed in the trash enclosures, showing what can and cannot be placed in the recycling bins. This same information will be emailed out to all homeowners so they can print it and place it somewhere visible in their homes.

- I. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Monday, 3/9/2020 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 8:20 P.M.

ACCEPTED:



DATE:

