

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION II
GENERAL SESSION MEETING MINUTES
MAY 19, 2020

BOARD MEMBERS PRESENT:

Sheila Griffin
Stephane Muller
Denise Chilcote
Philomena Essed – left at
6:00 P.M.
Molly Schneider

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVES:

Kim Encinas
Andrew Herndon
Steve Jackson with ARS

CALL TO ORDER

The meeting was called to order at 5:00 P.M. by Management via zoom meeting.

UNFINISHED/NEW BUSINESS

- A. **Minutes** – A motion was made, seconded and carried to approve the minutes from the February 25, 2020 General Session meeting. Motion carried 5/0.
- B. **Financial Statements** - A motion was made, seconded and carried to accept the January 31, 2020, February 28, 2020 and March 31, 2020 financial statements as presented. Motion carried 5/0.
- C. **2020/2021 Proposed Budget Options/Draft Reserve Study** – A motion was made, seconded and carried to approve the draft reserve study prepared by Steve Jackson at Advanced Reserve Solutions (ARS) that includes a member contribution of \$108,300.00 for the year. A motion was made, seconded and carried to approve the proposed budget increasing assessments 2.8% effective 7/1/20-6/30/21. Motions carried 4/1.
- D. **Annual Board Election** – A motion was made, seconded and carried to hold the Annual Election of the Board on either Tuesday, 7/28, Wednesday, 7/29 or Thursday, 7/30, and coordinate with the Schubert Board, since Board member, Denise Chilcote will be the inspection of election for Schubert and Schubert Board member, Mary Collier will be the inspector of election for Whitman. Motion carried 4/0.

- E. **Homeowner Reimbursement Request – 57 Whitman** – After much discussion, a motion was made, seconded and carried to reimburse Chris Lucas, homeowner at 57 Schubert, \$2,198.99 for emergency dry out, repairs and painting in his living room that he had performed in his home as a result of a roof leak. Motion carried 4/0.

- F. **Additional Agenda Items** – It was mentioned that renovation of the Los Trancos recreation and pool area will be synchronized with Area 12.

- G. **Next Meeting Date** – A motion was made, seconded and carried to hold the next Board of Directors meeting on Tuesday, August 25, 2020 at 5:00 P.M. either in the ICHA Boardroom or via zoom meeting. Motion carried 4/0.

HOMEOWNER FORUM

One homeowner was present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:25 P.M.

ACCEPTED: Sheela Griffin DATE: 8/25/20