

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 17, 2021

BOARD MEMBERS PRESENT:

Ellen Mansour
Mary Collier
Carolyn White
John Bodenschatz
Joe Harvey – arrived at 5:49
P.M.

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

Kim Encinas

CALL TO ORDER

The meeting was called to order at 5:13 P.M. by Board President, Ellen Mansour via zoom meeting.

UNFINISHED/NEW BUSINESS

- A. **Minutes** - A motion was made, seconded and carried to approve the General Session Meeting Minutes from the April 12, 2021 meeting. Motion carried 4/0.
- B. **March Financial Statement** – A motion was made, seconded and carried to accept the March 31, 2021 financial statement. Motion carried 4/0.
- C. **Trash/Recycling/Organic Green Waste** – A motion was made, seconded and carried to postpone further discussion on trash/recycling/organic green waste until the June meeting, so Management can contact CR&R and Republic Disposal and have them submit actual proposals that include renewal and cancelation clauses. Motion carried 4/0.
- D. **Charging Electric Vehicles on Common Area Meters** – A motion was made, seconded and carried to postpone further discussion on charging electric vehicles on common area meters until the June meeting, so Management can hear back from Chris Bonkowski, the Association’s legal counsel, on whether the Association would have any liability if a building burned down due to a homeowner charging their electric vehicle on a common area meter inside a garage. Management will also check with Andrew regarding the possibility of splitting the common area meters in order to get accurate readings or

disconnect the meters at the houses and back lines from the garages to the buildings.
Motion carried 5/0.

- E. **Draft Reserve Study/Proposed Budget for 2021/2022** – A motion was made, seconded and carried to approve the draft reserve study prepared by Advanced Reserve Solutions that shows the Association will be 110.23% funded and approve a proposed budget increasing dues 1.5% per month per homeowner. The Board would like to put the funds from the 1.5% increase into the reserve re-piping line item. Motion carried 5/0.
- F. **Homeowner Reimbursement Request** – A motion was made, seconded and carried to reimburse Jeff Beckwith, homeowner at 63 Schubert \$1,000.00 to cover his deductible due to him incurring water damage from a neighbor’s slab leak. Motion carried 5/0.
- G. **Additional Agenda Items** – No additional agenda items were discussed.
- H. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 6/14/21 at 5:00 P.M. via zoom meeting. Motion carried 5/0.

HOMEOWNER FORUM

A homeowner was present to ask to be reimbursed the amount of their deductible because they had to file a claim for water damage from a neighbor’s slab leak.

ADJOURNMENT

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

ACCEPTED: _____  _____ DATE: 07/18/2021 _____