

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 19, 2021

BOARD MEMBERS PRESENT:

Ellen Mansour
Mary Collier
Carolyn White – arrived at
5:07 P.M.
John Bodenschatz

BOARD MEMBERS ABSENT:

Joe Harvey

MANAGEMENT REPRESENTATIVE:

Kim Encinas

CALL TO ORDER

The meeting was called to order at 5:00 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 June 14, 2021 meeting and the Annual Election Meeting Minutes from June 29, 2021 meeting. Motion carried 4/0.

- B. **May Financial Statement** – A motion was made, seconded and carried to accept the May 31, 2021 financial statement. Motion carried 4/0.

- C. **Trash/Recycling/Organic Green Waste** – Art Clavijo from CR&R and Matt Sweet & Andrew Lippa from Republic Disposal were present to meet the Board and answer any questions they had. A motion was made, seconded and carried to have both companies do an onsite inspection to determine if a 65-gallon cart for organic green waste would fit inside the trash enclosures. Also, Mr. Sweet from Republic Disposal said he would revise their service agreement to lock in the rate for 3 years, remove organic green waste service for now since doesn't go into effect until January 2022 & revise the costs for bulky item extra lifts. Motion carried 5/0.

- 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 speak with Chris Bonkowski, the Association's legal counsel, regarding an indemnity agreement that homeowners would

have to sign for their use of common area, such as electrical outlets inside their garages. Motion carried 5/0.


- E. **Structural Field Survey** – A motion was made, seconded and carried to share the structural field inspection report from Willdan & Associates, with the homeowners at 87 & 77 Schubert. The report basically says that no structural repairs are needed at this time based on the observed drywall cracks in these homes. Motion carried 5/0.
- F. **Slab Leak History** – A motion was made, seconded and carried for Management to invite Steve from PPS Plumbing to the 8/9 meeting, to talk to the Board about what repairs he has made in units and go over what the process might be if they were to re-pipe. 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, 8/9/21 at 5:00 P.M. via zoom meeting. 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 6:23 P.M.

ACCEPTED:  _____ DATE: 08/10/2021