

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION II
GENERAL SESSION MEETING MINUTES
JULY 26, 2022

BOARD MEMBERS PRESENT:

Sheila Griffin
Denise Chilcote
Molly Schneider
Stephane Muller

BOARD MEMBERS ABSENT:

Philomena Essed

MANAGEMENT REPRESENTATIVES:

Kim Encinas
Andrew Herndon

CALL TO ORDER

The meeting was called to order at 5:06 P.M. by Management via zoom meeting.

UNFINISHED/NEW BUSINESS

- A. **Minutes/Annual Board Election Minutes** – A motion was made, seconded and carried to approve the General Session minutes from the May 24, 2022 meeting. Motion carried 3/1.

A motion was made, seconded and carried to approve the Annual Board Election minutes from the May 24, 2022 meeting. Motion carried 4/0.

- B. **Financial Statements** - A motion was made, seconded and carried to accept the April 30, 2022 and May 31, 2022 financial statements as presented. Motion carried 4/0.
- C. **Re-seat the Board** - A motion was made, seconded and carried to re-seat the Board as follows. Motion carried 4/0.

President	Sheila Griffin
Vice President	Stephane Muller
Treasurer	Denise Chilcote
Secretary	Philomena Essed
Member at Large	Lori Khayat

- D. **Insurance Proposals** – The Board requested Management obtain two additional proposals for insurance coverage for the Association so the Board could compare pricing

with what they are currently paying Farmers. Management explained that LaBarre/Oksnee could not provide a quote due to the amount of water claims the Association has had and the premium from Cline Agency came in higher than what the Association is paying Farmers. The Board said they are happy staying with Farmers.

- E. **Roof Inspections** – Management explained that a 3rd party consultant met with Prestige Roofing and is putting together a report regarding the condition of the roofs. Management will forward it to the Board when available so it can be discussed at the next meeting.
- F. **Homeowner Parking Space Request** – A motion was made, seconded and carried to approve the request from Joe Walsh, homeowner at 75 Whitman, to allow him to utilize the parking space that was previously used by 77 Whitman for his disabled son who is in a wheelchair and needs access on a ramp into their handicap van. Management will have the #77 removed and stencil #75 in the parking space. Motion carried 4/0.
- G. **Clean Energy – Orange County Power Authority** – A motion was made, seconded and carried for the Association to opt out of the Orange County Power Authority (OCPA) for clean energy due to their lack of transparency and because the electricity costs would increase dramatically, and keep their energy service with SCE. Motion carried 4/0.
- H. **Light Maintenance** - A motion was made, seconded and carried to terminate Horizon Lighting, giving them a 30-day notice with their last day being 8/31/22, and hire Eclipse Lighting to provide light maintenance service to the Association beginning 9/1/22, for a cost of \$45.00/month or \$540.00/year. Motion carried 4/0.
- I. **Replacement of Light Bollards Proposal** – A motion was made, seconded and carried to not approve a proposal at this time to replace the light bollards. The Board requested Management to contact Eclipse Lighting and ask them to generate a proposal to only make necessary repairs that may be safety issues and should not wait to be completed, for the Board to review. The Board decided to put off replacing the light bollards, because they would like to see what might be available in a couple years as a solar option. Motion carried 4/0.
- J. **Farmers Loss Control Recommendation Letter** – Management reviewed the loss control recommendation letter from Farmers with the Board.
- K. **Update on Water Damage Insurance Claims** – Management informed the Board that Whitman Court didn't have any water damage insurance claims since their last meeting.

- L. **Additional Agenda Items** – The following additional agenda item was discussed at the meeting:

Board Vice President, Stephane Muller stated that he opposed vigorously the 11.5% Association dues increase that the Board approved at the last meeting and favored a 3% maximum increase.

- M. **Next Meeting Date** – A motion was made, seconded and carried to hold the next meeting on Wednesday, 10/19/22 at 5:00 p.m. Motion carried 4/0.

HOMEOWNER FORUM

No homeowners were present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:50 P.M.

Denise B. Chilcote

ACCEPTED: Denise B. Chilcote DATE: October 28, 2022