

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
SEPTEMBER 12, 2022

BOARD MEMBERS PRESENT:

Carolyn White  
Eni Kramar  
Katie Pugel  
Joe Harvey  
John Bodenschatz

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

Kim Encinas

**CALL TO ORDER**

The meeting was called to order at 5:25 P.M. by Kim Encinas at ICHA via zoom.

**UNFINISHED/NEW BUSINESS**

- A. **General Session Minutes** – A motion was made, seconded and carried to approve the minutes from the August 8, 2022 General Session meeting. Motion carried 5/0.
- B. **July Financial Statement** – A motion was made, seconded and carried to accept the July 31, 2022 financial statement. Motion carried 5/0.
- C. **Consideration of Increasing Height of Low Stucco Walls** – Eni Kramar explained that she talked with Everfence, to see what options they might suggest for increasing the height of low stucco walls within the community. They informed her that suppliers for aluminum fencing dissolved during the pandemic. People are considering vinyl in place of aluminum. The walls in the community can support vinyl, but the brackets do not fit on the pony walls. Ms. Kramar said she will continue her research but would like to postpone this item for now.
- D. **Signs in Trash Enclosures** – A motion was made, seconded and carried to have Management check with CR&R to see if the information posted on the Waste Management signs that are on the walls inside the trash enclosures contradict with information from CR&R. Management will update the Board at the 10/17 meeting and the Board will decide if they want to replace the Waste Management signs or not. Motion carried 5/0.

- E. **Additional Agenda Items** – The Board asked if the operating line item Fire Alarm & Safety can be changed since the Association does not have fire alarms.

Management informed the Board that \$217.89 is deposited into the reserves re-piping line item every month. Management will ask Steve Jackson with Advanced Reserve Solutions (ARS) if he wouldn't mind attending a board meeting to go over the reserve study with them.

Management reminded the Board that the OCPA Let's Talk was Wednesday, 9/14 from 6-7 p.m. The Board requested Management to send a reminder out to all Schubert residents.

Management will look for the proposal from Prestige Roofing when they were out previously to inspect all the gutters/downspouts for the Board to review regarding leaf guards, etc.

The Board would like to discuss the possibility of installing an electric vehicle charging station in lower Schubert again. Management said she would circle back around with Charge Harbor and SCE to see if they are still offering free underground structure for the Association.

The Board would like to discuss the possibility of allowing homeowners a sixth option to paint their front doors the trim color. Several homeowners are finding the dark colors they have on their front doors are making them hot, especially in the summer. Management will forward the paint colors to the Board for review.

- F. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 10/17 at 5:15 P.M. via zoom. Motion carried 5/0.

#### **HOMEOWNER FORUM**

A homeowner was present to request more information be provided to residents on what can and cannot be put into the trash, recycling and organic food waste bins. Management said she would send out a notice to the residents.

#### **ADJOURNMENT**

There being no further business to discuss, the General Session meeting was adjourned at 6:23 P.M.

ACCEPTED:  \_\_\_\_\_ DATE: 10/18/2022

