

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 17, 2022

BOARD MEMBERS PRESENT:

Carolyn White
Eni Kramar
Katie Pugel
Joe Harvey
John Bodenschatz – arrived
at 5:37 p.m.

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

Kim Encinas

CALL TO ORDER

The meeting was called to order at 5:23 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 September 12, 2022 General Session meeting. Motion carried 4/0.
- B. **August Financial Statement** – A motion was made, seconded and carried to accept the August 31, 2022 financial statement. Motion carried 4/0.
- C. **Signs in Trash Enclosures** – A motion was made, seconded and carried to have Management place a piece of painter’s tape over where it says Waste Management on the trash/recycling signs on the walls inside the trash enclosures, since everything on these signs applies to CR&R as well. Motion carried 5/0.
- D. **Front Door Color Options** – A motion was made, seconded and carried to allow homeowners to paint their front door Dunn Edwards, DE6190 Ball of String as the 6th approved color, which will match the trim around the front door. Motion carried 5/0.
- E. **Electric Vehicle Charging** – A motion was made, seconded and carried to have Management invite Ryan Grady from Charge Harbor to the November meeting to share what might be able to be installed in the community for charging electric vehicles and what assistance the Association might be able to get from SCE. Motion carried 5/0.

- F. **Light Maintenance** – A motion was made, seconded and carried to postpone the possibility of changing the lighting maintenance by Eclipse Lighting from monthly to quarterly until the November meeting, so Management can pull invoices from Eclipse Lighting from the last 6 months for the Board to review. Motion carried 5/0.
- G. **Property Improvement Application – 6 Schubert – Remove Kitchen & Replace with New Room** – A motion was made, seconded and carried to have Management let the homeowners at 6 Schubert know that while the Board is in favor of their concept of moving the kitchen and replacing it with a new room, since there will be structural changes, they would like to review a plan/drawing from a licensed contractor that they will be working with. Once the homeowners receive approval from the Board, they will also need to take their approved application/plan and obtain a permit from the City, as the plumbing, electrical, etc. will need to be inspected. Motion carried 5/0.
- H. **Additional Agenda Items** – The Board requested Management check to see if 6 Schubert received approval for the addition of a bathroom in their home.

The Board reminded Management that CR&R continues to dump the trash/recycling into the same truck.

- I. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 11/14 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 6:18 P.M.

ACCEPTED: Joe Harvey DATE: 11/15/22