

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JULY 11, 2022

BOARD MEMBERS PRESENT:

Carolyn White  
Eni Kramar  
Katie Pugel  
Joe Harvey

BOARD MEMBERS ABSENT:

John Bodenschatz

MANAGEMENT REPRESENTATIVE:

Kim Encinas

**CALL TO ORDER**

The meeting was called to order at 5:33 P.M. by Management, Kim Encinas via zoom.

**UNFINISHED/NEW BUSINESS**

- A. **Minutes/Annual Board Election Minutes** – A motion was made, seconded and carried to approve the minutes from the May 23, 2022 General Session meeting, the minutes from the May 25, 2022 Annual Board Election and the minutes from the June 23, 2022 General Session meeting. Motion carried 4/0.
- B. **May Financial Statement** – A motion was made, seconded and carried to accept the May 31, 2022 financial statement. Motion carried 3/0. One member abstained since they didn't have a chance to review the financial statement.
- C. **Re-seat the Board** – A motion was made, seconded and carried to re-seat the Board as follows. Motion carried 4/0.

President	Katie Pugel
Vice President	Joe Harvey
Treasurer	John Bodenschatz
Secretary	Eni Kramar
Member at Large	Carolyn White

- D. **Landscaping** - A motion was made, seconded and carried to approve the proposal from O'Connell Landscape to install Mexican Sage in two areas in upper Schubert, at the top of the stairs in front of 4 Schubert and in the mound across from the roundabout, for a cost of \$300.00. Motion carried 4/0.

- E. **Homeowner Request for Stripes on Steps** – A motion was made, seconded and carried to postpone the request from Katie Pugel, homeowner at 4 Schubert, to have the steps leading up to her front door striped until the August 8, 2022 meeting, so Management can contact the Association’s legal counsel to ask if the Association would have any liability if they painted or didn’t paint stripes on these steps. Management informed the Board that there are 7 addresses – 83, 85, 87, 89, 125, 129 & 139 in lower Schubert that have 2 steps that lead to the front door and 1 address – 127 that has 4 steps. There are also 5 addresses – 4, 15, 17, 20 & 21 in upper Schubert that have 2 steps that lead to the front door. In total, there are 13 addresses that have steps leading up to front doors. Motion carried 3/0.
- F. **Clean Energy – Orange County Power Authority** – A motion was made, seconded and carried to postpone further discussion about the clean energy through Orange County Power Authority until the August 8, 2022 meeting, so the Board has additional time to review all information and make an informed decision at their August meeting. Motion carried 4/0.
- G. **Additional Agenda Items** – The following additional agenda items were discussed:
- Eni Kramar reminded Management that she would like the Board to come up with a couple options for residents that want to increase the height of their lower stucco wall that surround patios.
- Carolyn White mentioned that O’Connell Landscape removed a dead Hibiscus plant from behind her wall and would like to know if something will be installed in this area that is bare now.
- H. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 8/8 at 5:15 P.M. via zoom. Motion carried 4/0.

**HOMEOWNER FORUM**

A homeowner was present to recommend that the Board take a look at LATimes.com and read up about Orange County Power Authority/Grand Jury before they make a decision about the clean energy with Orange County Power Authority.

**ADJOURNMENT**

There being no further business to discuss, the General Session meeting was adjourned at 6:12 P.M.

ACCEPTED:  DATE: 08/09/2022