

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 9, 2023

BOARD MEMBERS PRESENT:

Katie Pugel
Eni Kramar
Joe Harvey
John Bodenschatz

BOARD MEMBERS ABSENT:

Carolyn White

MANAGEMENT REPRESENTATIVE:

Kim Encinas

CALL TO ORDER

The meeting was called to order at 5:21 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 November 14, 2022 General Session meeting. Motion carried 4/0.
- B. **October/November Financial Statements** – A motion was made, seconded and carried to accept the October 31, 2022 and November 30, 2022 financial statements. Motion carried 4/0.
- C. **Wooden Gate Repairs** – A motion was made, seconded and carried to postpone repair of the wooden gate at 11 Schubert and replacement of the wooden gate at 123 Schubert until the February meeting, so Management can obtain proposals from So Cal Coatings and Saddleback Fence & Vinyl for a cost to replace the one gate with a PVC gate. Motion carried 4/0.
- D. **Cleaning/Sealing of Decks** – A motion was made, seconded and carried to allow Prestige Deck Coating to inspect a couple decks in upper and a couple decks in lower Schubert Court to check the condition of them to see how they look and if they need to be cleaned/sealed now or if their lives can be extended. Motion carried 4/0.
- E. **SB 721 Inspections of Decks** – Management explained that to determine whether either of the two decks (402/404) in the community will require inspections under SB 721, the Association will more than likely need to turn to an engineering group.

- F. **Concrete Repairs** – A motion was made, seconded and carried to approve the proposal from Inline Construction, Inc. to remove/replace 5 moderate locations of concrete near 4, 8, 21, 27 & 107 Schubert Court, for a cost of \$10,514.00. Motion carried 4/0.
- G. **Additional Agenda Items** – No additional items were discussed.
- H. **Next Board Meeting** – A motion was made, seconded and carried to not hold a December meeting and hold the next meeting on Monday, 2/13/23 at 5:15 P.M. Motion carried 4/0.

HOMEOWNER FORUM

A homeowner was present to inform the Board that she would like the landscaping in upper Schubert to be looked at and more color added, as well as possibly succulents if the irrigation would work. There is lots of color in lower Schubert. Management will coordinate a landscape walk with the Board and the homeowner that was present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:10 P.M.

ACCEPTED: Joe Harvey DATE: 02/16/2023