

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 13, 2023

BOARD MEMBERS PRESENT:

Katie Pugel
Eni Kramar
Carolyn White
Joe Harvey

BOARD MEMBERS ABSENT:

John Bodenschatz

MANAGEMENT REPRESENTATIVE:

Kim Hockings

CALL TO ORDER

The meeting was called to order at 5:20 P.M. by Kim Hockings at ICHA via zoom.

UNFINISHED/NEW BUSINESS

- A. **General Session Minutes** – A motion was made, seconded and carried to approve the minutes from the January 9, 2023 General Session meeting. Motion carried 4/0.
- B. **Ratify Approval of Installation of A/C Unit** – A motion was made, seconded and carried to ratify approval of the application from 16 Schubert to install an A/C unit. Motion carried 4/0.
- C. **December Financial Statement** – A motion was made, seconded and carried to accept the December 31, 2022 financial statement. Motion carried 4/0.
- D. **Wooden Gate Repairs** – The Board discussed how with the pony walls constantly moving, PVC does not have the flexibility like wood does and they felt that wood is more affordable. A motion was made, seconded and carried to approve the proposal from Maximum Quality Painting to repair the wooden gate at 11 Schubert, for a cost of \$125.00 and replace the wooden gate at 125 Schubert, for a cost of \$695.00, totaling \$820.00. Motion carried 4/0.
- E. **Cleaning/Sealing of Decks** – Management informed the Board that a walk is being set up with Prestige Deck Coating soon to inspect a cross sampling of decks, a couple in upper and a couple in lower Schubert. Prestige Deck Coating did inspect some decks in Whitman Court and found that they should follow the reserve study and have the decks cleaned/sealed. Since Schubert Court is as old as Whitman Court, Prestige Deck Coating

may determine the same thing. If they do, after the inspections, they will provide Management with a proposal for cleaning/sealing the decks.

- G. **Landscaping in Upper Schubert** – A landscape walk with a few Board members and a resident has been set up for 2/14/23 at 4:00 p.m. to walk upper Schubert and see what changes could be made with regards to adding color/texture/succulents. The Board thought it might be good to locate a spot in upper Schubert as a test area.
- F. **Annual Board Election** – Carolyn White said she was not planning to re-run for the Board, but Joe Harvey does plan to. Management will reach out to John Bodenschatz to see if he would like to re-run as well. Management will also send out a call for nominations soon.
- G. **Homeowner Request – Drain Outside of Yard at 9 Schubert** – Management informed the Board that the drain behind 9 Schubert was hydro jetted and roots from the Liquid Amber tree were located in the drain. The drain is not functional and there is a number of factors associated with drainage that require discussion. The homeowner who lives at 9 Schubert has dirt in their yard that does not allow water to drain underneath the stucco wall and the downspout drains directly into their yard and should be re-routed up and over the utility closest so it drains out and into the common area. The tree may need to be removed or the drain relocated away from the tree. Management explained that those attending the landscape walk on 2/14/23 would also look at the area where the drain was clogged outside of 9 Schubert.
- H. **Review/Tax Proposal** – A motion was made, seconded and carried to approve the proposal from Inouye, Shively, Klatt & McCovey, C.P.A. to prepare a review and taxes for the Association, for a cost of \$1,200.00 (\$800.00 review/\$400.00 taxes). Motion carried 4/0.
- I. **Additional Agenda Items** – The Board mentioned that they are still only seeing one blue truck picking up trash/recycling. Management said she would contact CR&R about this and the Board said they would watch to see what happens in the future.

The Board requested that Management obtain a proposal to install rain gutters over the utility closest on the buildings with the two bedroom units.

- J. **Next Board Meeting** – A motion was made, seconded and carried to not hold a December meeting and hold the next meeting on Monday, 3/13/23 at 5:15 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 6:20 P.M.

ACCEPTED: Joe Harvey DATE: 03/14/2023