

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

BOARD MEMBERS PRESENT:

Katie Pugel
Eni Kramar
Carolyn White
Joe Harvey
John Bodenschatz

BOARD MEMBERS ABSENT:

None

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 February 13, 2023 General Session meeting. Motion carried 5/0.
- B. **January Financial Statement** – A motion was made, seconded and carried to accept the January 31, 2023 financial statement. Motion carried 5/0.
- C. **Wooden Gate Replacement** – A motion was made, seconded and carried to approve the proposal from Maximum Quality Painting to replace the wooden gate at 9 Schubert, for a cost of \$695.00. Motion carried 5/0.
- D. **Landscaping in Upper Schubert** – A motion was made, seconded and carried to postpone approving the proposal from O’Connell Landscape for the items that were discussed during the landscape walk on 2/14/23 and have Management request a plan or sketch from O’Connell Landscape that shows where the types of plants would be installed. Once the Board approves the proposal, the yellow drought tolerant plants that were installed between the Mexican Sage plants in the roundabout in upper Schubert can be removed. Motion carried 5/0.
- E. **Drain Issue in Common Area** – 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 now functional, but there are 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, the downspout drains directly into their yard and should be re-routed up and over the utility closet so it drains out and into the common area and the tree may need to be removed due to the roots lifting her wall. The Board would like to keep the tree if possible. A motion was made, seconded and carried to have Management obtain a cost to add a gutter to bring water that drops into the yard, over the utility closet and so it drains into the common area.

- F. **Insurance Coverage Renewal** – A motion was made, seconded and carried to approve the earthquake insurance proposal from Berg Insurance, for a cost of \$16,490.23 and a proposal for the umbrella and other insurance coverages for \$24,084.00, totaling \$40,574.23. These new policies will become effective on 4/1/23. Motion carried 5/0.
- G. **Homeowner Interior Flooring Issue** – Javier Diaz Alonso from 15 Schubert was present to explain to the Board what is going on with the flooring in their home. A motion was made, seconded and carried to recommend the homeowner re-open their claim with their insurance company, because the Association did their due diligence and PPS Plumbing could not locate a leak and AN Restoration did not detect any moisture. Motion carried 5/0.
- H. **Reserve CD** – A motion was made, seconded and carried to allow Management to pull money out of the reserve money market account, to lower the balance under \$250,000.00 and open a CD with First Citizens Bank or Farmers Merchant Bank, so the Association can earn interest on these funds. Motion carried 5/0.
- I. **CR&R Co-Mingling Trash/Recycling** – A motion was made, seconded and carried to monitor the co-mingling of the trash/recycling because as of now, CR&R are not co-mingling and picking up the trash/recycling in separate trucks. Motion carried 5/0.
- J. **Additional Agenda Items** – The Board mentioned they would like to discuss possible options for EV charging station(s) for the future.
- K. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 4/17/23 at 5:15 P.M. Motion carried 5/0.

HOMEOWNER FORUM

No homeowners were present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:50 P.M.

ACCEPTED:  _____ DATE: 04/25/23 _____