

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 8, 2023

BOARD MEMBERS PRESENT:

Katie Pugel
Carolyn White
Joe Harvey

BOARD MEMBERS ABSENT:

Eni Kramar
John Bodenschatz

MANAGEMENT REPRESENTATIVE:

Kim Hockings

CALL TO ORDER

The meeting was called to order at 5:17 P.M. by Kim Hockings at ICHA via zoom.

UNFINISHED/NEW BUSINESS

- A. **General Session Minutes** – A motion was made, seconded and carried to postpone approving the minutes from the April 17, 2023 General Session meeting. Motion carried 3/0.
- B. **March Financial Statement** – A motion was made, seconded and carried to accept the March 31, 2023 financial statement. Motion carried 3/0.
- C. **Water Intrusion Policy** – A motion was made, seconded and carried to postpone further discussion and approval of a water intrusion policy until the new Board is seated after the May 30th election.
- D. **Water Loss/Insurance Claim Update** – A motion was made, seconded and carried to assist the homeowners at 15 Schubert and cover their \$500.00 HO6 deductible as a one-time courtesy. Management will explain to the homeowners that this is to help in covering the Association’s policy deductible, is not standard practice and will not happen again. Motion carried 3/0.
- E. **Landscaping Items** – A motion was made, seconded and carried to approve the proposal from O’Connell Landscape for the items that were discussed during the landscape walk in February, for a cost of \$1,310.00, with the exception of items 3, 5 & 6, so these items can be discussed during a landscape walk that will be held sometime in June. Motion carried 3/0.

Management explained that if the Board wishes to move forward with turf removal, all areas to be modified must be identified. An IRWD inspector will then come out and review and calculate the number of square feet and related rebates. The Association may get \$2.00 per sq. ft., possibly higher and it be capped at \$50,000.00 sq. ft. when using reclaimed water. A planting plan identifying plant material and design will also be required. This can be further discussed with O'Connell Landscape during the June landscape walk.

- F. **Draft Reserve Study/Proposed Budgets for 2023/2024** – A motion was made, seconded and carried to approve the draft reserve study prepared by Advance Reserve Solutions (ARS) showing the Association would be 85.72% funded and approve the proposed budget increasing dues 12% while fully funding reserves.
- G. **Investment** – A motion was made, seconded and carried to allow Management to open a 12 month CD in the amount of \$240,000.00 with money taken from the Schools First money market & the Wells Fargo Business Performance account for an interest rate of 4.45%. Motion carried 3/0.
- H. **Fruit Trees in Common Areas** – A motion was made, seconded and carried to have Management send a notice out to all homeowners stating that the Board of Directors has noticed some fruit trees that have been planted by homeowners in the common areas throughout the community. If they installed any fruit trees in the community and would like to keep them, they will want to transplant them and put them into their own personal yard. This must be completed by May 31, 2023 and any fruit trees found in the common areas after May 31, 2023 will be removed and disposed of sometime after June 1, 2023. No fruit trees will be allowed to be installed in the common areas in the future. Motion carried 3/0.
- I. **Compilation of Items** – A list of items that Board member, Katie Pugel sent to Management was included in the board packet, but no discussion was necessary.
- J. **Additional Agenda Items** – No additional agenda items were discussed.
- K. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 6/12/23 at 5:15 P.M. Motion carried 3/0.

HOMEOWNER FORUM

One homeowner was present to observe the meeting.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 7:51 P.M.

ACCEPTED: Joe Harvey DATE: 06/13/23