

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 17, 2023

BOARD MEMBERS PRESENT:

Katie Pugel
Eni Kramar
Carolyn White – arrived at
5:31 p.m.
Joe Harvey

BOARD MEMBERS ABSENT:

John Bodenschatz

MANAGEMENT REPRESENTATIVE:

Kim Hockings

CALL TO ORDER

The meeting was called to order at 5:30 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 March 13, 2023 General Session meeting. Motion carried 4/0.
- B. **February Financial Statement** – A motion was made, seconded and carried to accept the February 28, 2023 financial statement. Motion carried 4/0.
- C. **Water Damage Incident** – Management updated the Board that a claim was filed with Berg Insurance for the water damage incident that happened in the slab at 11 Schubert and caused damage inside 15 Schubert was repaired in a timely fashion. Michael Berg from Berg Insurance was present and informed the Board the homeowner at 15 Schubert is responsible for the Association’s \$10,000.00 deductible and the Association’s insurance will cover the cost over \$10,000.00. Mr. Berg also stated the homeowner should file a claim with their HO6 insurance policy for assistance with their water loss for their personal belongings and restoration of the interior of their home.
- D. **Water Claims Deductible/Water Intrusion Policy** – Due to possible future water damage claims, Berg Insurance recommends the Association increase their deductible for water claims from \$10,000.00 to \$20,000.00 or \$25,000.00, as it may reduce the premium by 3%-5% and would protect insurability of the Association. A motion was made, seconded and carried to not increase the Association’s deductible at this time.

A motion was made, seconded and carried to have the Association's legal counsel draft a water intrusion policy for the Board to review. This policy would help explain what the Association vs. homeowner is responsible for when water damage occurs.

- D. **Landscaping Proposal** – 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 in February until the 5/8/23 meeting. Motion carried 4/0.
- E. **Downspout Issue/Tree Removal Request** – Management will be meeting with a gutter company to walk the community and take a look at where downspouts should be re-routed, including the one at 9 Schubert that needs to be re-routed over the utility closest so it drains out in the common area and not in their yard.

Roots from the tree in the common area are growing into the yard at 9 Schubert and lifting their patio. A motion was made, seconded and carried to try to save the tree and allow the homeowner to cut and remove the roots that are growing inside of their yard and install a drain that would connect to the drain in the common area. Motion carried 4/0.

- F. **Property Improvement Application – Interior Remodel** – A motion was made, seconded and carried to not approve the application from the homeowners at 6 Schubert to remove their kitchen and replace it with a new room at this time. Before the Board approves any further improvements, they would like to see a plan showing what was previously done with their bathroom, which was done without approval. They would like to see if the slab or load bearing walls were altered in the process, and to make sure what was done meets building codes. An engineer working drawing must be reviewed by the City or at least a City inspector needs to come out to review and make sure what was done in the bathroom meets all City codes before the Board will consider approving their new remodel application. Motion carried 4/0.
- G. **Homeowner Tree Removal Request** – A motion was made, seconded and carried to deny the request from the homeowner at 8 Schubert to have the American Sweetgum tree in front of their home removed. Management will remind O'Connell Landscape when they are onsite for regular maintenance, that they blow the sidewalks to help keep them clean, but homeowner should also take responsibility and help clean up areas in front of their homes as well. Motion carried 4/0.
- H. **Board Election** – Eni Kramar volunteered to be the inspection of election for the Whitman Board during their annual Board election on 5/31/23. Denise Chilcote from the Whitman Board volunteered to be the inspector of election for the Schubert Board at their election on 5/30/23.

- I. **Cleaning/Sealing Decks** – A cross section of decks (3, 4, one of 30, 97 & 109 Schubert) in the community will be inspected by Prestige Deck Coating and cleaning/sealing will be pushed to 2023/2024. It was stated that the decks in Schubert do not look to be cantilever decks and all are structurally supported. The Association will want a structural engineer to make the interpretation for whether or not the decks are cantilevered.
- 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, 5/8/23 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 7:51 P.M.

ACCEPTED: Joe Harvey DATE: 07/11/23