

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 12, 2023

BOARD MEMBERS PRESENT:	Katie Pugel Eni Kramar Ellen Mansour Joe Harvey Jeff Beckwith
BOARD MEMBERS ABSENT:	None
MANAGEMENT REPRESENTATIVE:	Kim Hockings

CALL TO ORDER

The meeting was called to order at 5:15 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 May 8, 2023 General Session meeting and postpone approving the minutes from the April 17, 2023 General Session meeting until the July meeting. Motion carried 3/0.
- B. **Ratify Approval of Draft Reserve Study & Proposed Budget** – A motion was made, seconded and carried to ratify the approval of the draft reserve study showing the Association being 87.69% funded and a proposed budget increasing assessments 8.5%. Motion carried 3/0.
- C. **April Financial Statement** – A motion was made, seconded and carried to accept the April 30, 2023 financial statement. Motion carried 5/0.
- D. **Water Intrusion Policy** – Michael Berg from Farmers Insurance was in attendance to go over the revised water intrusion policy with the Board and answer any questions that the new Board members had. A motion was made, seconded and carried to postpone further discussion and approval of a water intrusion policy until the July 10, 2023 meeting. Motion carried 5/0.
- E. **Investments** – Management informed the Board that a 17-month CD in the amount of \$240,000.00 has been opened at First Citizens Bank, as well as a checking account in the

amount of \$100.00. A motion was made, seconded and carried to allow Management to open another CD for approximately \$75,000.00 with Farmers & Merchants Bank for the best available interest rate. Motion carried 5/0.

A motion was made, seconded and carried to extend cleaning/sealing the decks for another year, sometime between 7/1/23-6/30/24. Motion carried 5/0.

- E. **Fruit Trees in Common Areas** – A motion was made, seconded and carried to approve the proposal from O’Connell Landscape to remove all the fruit trees found in the common areas, for a cost of \$349.00. Motion carried 5/0.
- F. **Thank You to Past Board Members** – A motion was made, seconded and carried to have Management purchase two \$100.00 gift cards, one for Carolyn White & one for John Bodenschatz, previous Board members, as a thank you for their hard work, dedication & serving on the Board. Motion carried 5/0.
- G. **Re-seat the Board** – The Board election was held on 5/30/23 and Ellen Mansour, Jeff Beckwith and Joe Harvey were elected for a term of two years. A motion was made, seconded and carried to re-seat the Board as follows. Motion carried 5/0.

President – Katie Pugel

Vice President – Jeff Beckwith

Secretary – Eni Kramar

Treasurer – Joe Harvey

Member at Large – Ellen Mansour

- H. **Pressure Regulator Valves** – Management explained that PPS Plumbing would charge \$485.50 to replace a pressure regulator and ball valve and if a homeowner has already replaced their ball valve and only needed to replace their pressure regulator valve, PPS Plumbing would charge \$461.20. Management said they were working on obtaining an additional proposal from another plumbing company to compare costs. A motion was made, seconded and carried to postpone this item until the 7/10/23 meeting. Motion carried 5/0.
- I. **Deck Replacement** – Management shared a proposal from Prestige Deck Coating, for a cost of \$5,600.00, to remove the tile on the deck at 12 Schubert and return it back to its original condition, so the Association can go back to maintaining it. Prestige Deck Coatings found the deck to be leaking underneath it, through the stucco and into the home below at 10 Schubert. Ivan Jeliakov, homeowner at 12 Schubert was in attendance to share that ICHA had some tiles replaced on his deck sometime between 2005-2007. When his deck had a water test performed 2-3 years ago, he said it didn’t leak.

- J. **Additional Agenda Items** – Management went over a property improvement application for the installation of an AC unit at 65 Schubert. A motion was made, seconded and carried to approve the application for the installation of a Day & Night, model number R4a5s36akawa AC unit at 65 Schubert. Management will make sure O’Connell Landscape removes any plant material that may be in the way and bill the appropriate party to be determined. Motion carried 5/0.
- K. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 7/10/23 at 5:15 P.M in person in the ICHA boardroom. Motion carried 5/0.

HOMEOWNER FORUM

Several homeowners were present at the meeting. One stated that the upper units always impact the lower units when there are water leaks. She wasn’t impacted by a leak, but had to have her walls opened up so repairs could be made. Management explained that is why the Board is trying to adopt a water intrusion policy, so it is clear what the Association vs. homeowner would be responsible for.

Another homeowner wanted to inquire as to when the decks would be sealed and cleaned. Per the reserve study, they are due to be sealed and cleaned in 2023-2024.

It was brought to Management’s attention that 65 Schubert has a deck that has been altered with tile and leaks into the patio at 63 Schubert.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 7:05 P.M. to enter into Executive Session.

ACCEPTED: Joe Harvey DATE: 07/11/23