

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 10, 2023

BOARD MEMBERS PRESENT:

Katie Pugel
Eni Kramar
Ellen Mansour
Joe Harvey
Jeff Beckwith – arrived at
5:26 P.M.

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

Kim Hockings

CALL TO ORDER

The meeting was called to order at 6:04 P.M. by Management via zoom.

UNFINISHED/NEW BUSINESS

- A. **General Session Minutes** – A motion was made, seconded and carried to approve the minutes from the April 17, 2023 and June 12, 2023 General Session meetings. Motion carried 5/0.
- B. **May Financial Statement** – A motion was made, seconded and carried to accept the May 31, 2023 financial statement. Motion carried 5/0.
- C. **Water Intrusion Policy** – A motion was made, seconded and carried to postpone further discussion and approval of the revised water intrusion policy until the 8/14/23 meeting. Joe Harvey would like to review the policy again and highlight some changes. These changes will be emailed to Management and the Board for review so they can be discussed at the August meeting. Motion carried 5/0.
- D. **Pressure Regulator Valves** – Management explained she's working on obtaining a third proposal to see what it would cost to replace a pressure regulator and ball valve per homeowner, so the Board can compare costs between three plumbing companies. The Board requested that each company also include a list showing what addresses need them and don't need them and that they verify and set the pressure and exercise the shut off valves to make sure those not needed have it checked for pressure as well. A motion

was made, seconded and carried to postpone further discussion on the pressure regulator valves until the 8/14/23 meeting. Motion carried 5/0.

- E. **Landscaping** – A motion was made, seconded and carried to set up another landscape walk with O’Connell Landscape to decide on what plant material will be installed in areas that have been worked on, where the boulders will be placed and identify areas of turf for removal/replacement. Motion carried 5/0.
- F. **Deck Replacement** – The deck at 12 Schubert continues to leak into 10 Schubert when it rains. This item was moved into Executive Session for further discussion.
- G. **Planting/Pots in Common Areas** – A motion was made, seconded and carried to postpone further discussion about the proposed policy for planting/pots in common areas until the 8/14/23 meeting. The Board would like to review it in detail and recommend some changes to it. Motion carried 5/0.
- H. **Additional Gutters/Downspout Relocations** – Management will set up a walk with a couple Board members and a gutter company in August to determine where gutters should be installed over utility closets of two bedrooms, determine what locations have downspouts that need to be realigned and to repair or replace the downspout that has a hole in it next to the front door at 97 Schubert.
- I. **Tree Removal** – A motion was made, seconded and carried to approve the proposal from O’Connell Landscape to remove the tree that is in the way of where the AC unit needed to be installed for 65 Schubert, for a cost of \$75.00.
- J. **Tall Plants/Trees Installed in Ground Inside Homeowner Yards** – A motion was made, seconded and carried to postpone further discussion about adopting a policy so tall plants and/or trees that homeowners have installed in their yards not be allowed to grow taller than the deck of the second story. The Board thinks it would be good to draft a policy that includes planting/pots in common areas and tall plants/tree installed in the ground inside homeowner yards. Motion carried 5/0.
- K. **Fruit Trees/Plants in Homeowner Yards** – A motion was made, seconded and carried to postpone further discussion regarding notifying homeowners that they can’t install fruit trees/plants in post in the common areas and for homeowners that have fruit trees in their private yards, that are hanging over their fences and encroaching into the common area. The Board thinks it would be good to draft a policy that includes planting/pots in common areas, tall plants/tree installed in the ground inside homeowner yards and fruit trees/plants in homeowner yards. Motion carried 5/0.

- L. **Community Inspections** – A motion was made, seconded and carried for the Board to perform community inspections twice a year in order to keep a pulse on what is happening in the community and identify any safety concerns. Motion carried 5/0.

- M. **Utility & Gas/Electric Closet Storage** – A motion was made, seconded and carried for Management to send out a notice to all homeowners stating that they cannot be storing personal items inside the utility and gas/electric closets and must have all personal items removed by 10/1/23 or they will be disposed of. Management will send Joe Harvey a copy of this notice and he will post it on all utility doors. Motion carried 5/0.

- N. **Wooden Gate Replacement** – A motion was made, seconded and carried to approve the proposal from Maximum Quality Painting to replace the wooden gate at 27 Schubert, for a cost of \$725.00. Motion carried 5/0.

- O. **Additional Agenda Items** – No additional agenda items were discussed.

- P. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 8/14/23 at 5:15 P.M. Motion carried 5/0.


HOMEOWNER FORUM

A couple homeowners were present at the meeting. One said lights are out in lower Schubert. Management explained that Eclipse Lighting maintains the lights on a quarterly basis and would be out the week of 7/20/23.

Another homeowner mentioned that there may be another leak in 15 Schubert and before the new flooring is installed, AN Restoration needs to perform a leak detection to make sure there's no moisture.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 7:15 P.M. to enter into Executive Session.

ACCEPTED:  DATE: 8/29/23