

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 29, 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 5:20 P.M. by Management in the ICHA Boardroom.

UNFINISHED/NEW BUSINESS

- A. **General Session Minutes** – A motion was made, seconded and carried to approve the minutes from the July 10, 2023 General Session meeting. Motion carried 5/0.
- B. **June Financial Statement** – A motion was made, seconded and carried to accept the June 30, 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 September meeting. Joe Harvey emailed Management a copy of a water intrusion policy from another Association and he would like to review it and tailor a policy like it for the Board to review at the September meeting. Motion carried 5/0.
- D. **Maintenance Letter** – The Board reviewed the maintenance letter and decided to remove the section about screen doors, wood from the bullet point about fireplaces, bullet point about how alterations constitute an “as is” condition at time of sale and should be disclosed to buyer and the reminder on the last page about how the condos are in an apartment-like setting, etc. Katie Pugel will revise the maintenance letter removing these items and send it to Management. Management will then forward it to the Board, so they have a chance to review it prior to the September meeting.

- E. **Pressure Regulator/Ball Valves** – The Board reviewed 4 proposals for replacing individual homeowner pressure regulators/ball valves and decided to go with PPS Plumbing, because the costs were all very close and PPS Plumbing is very familiar with the plumbing in community. A motion was made, seconded and carried to postpone further discussion on this item until the September meeting, so Management could ask PPS Plumbing what they would charge to test all 72 pressure regulators/ball valves, then adjust the pressure regulators/ball valves that don't need to be replaced and give us a list of addresses specifying what pressure regulators and/or ball valves would need to be replaced. Motion carried 5/0.
- F. **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.
- G. **Planting/Pots in Common Areas, Tall Plants & Trees in Homeowner Yards & Fruit Trees & Plants in Homeowner Yards Hanging into Common Areas** – A motion was made, seconded and carried to postpone further discussion about the proposed policy for planting/pots in common areas, tall plants & trees in homeowner yards/fruit trees and plants in homeowner yards hanging into common areas until the September meeting. Motion carried 5/0.
- H. **Additional Gutters/Downspout Relocations** – A motion was made, seconded and carried to postpone this item until the September meeting, so Management has time to walk with a gutter company 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 and obtain a proposal for the Board to review. Motion carried 5/0.
- I. **Homeowner Letter re: Review/Approval Requirements** – The Board reviewed the letter from Kim Pierce, homeowner at 17 Schubert regarding review/approval requirements. She felt that when a homeowner asked staff members at ICHA, Board members and other homeowners, they received different information regarding requirements for the review/approval process of improvements to their home. A motion was made, seconded and carried to have Management explain that the Board is currently working on reviewing and revising a maintenance letter that will contain information explaining what the Association vs. homeowner is responsible for, etc. Motion carried 5/0.
- J. **Proposal for Railing in Upper Schubert** – A motion was made, seconded and carried to approve the proposal from Beach Yard Fence to install the railing the fell down on the stairs near 21 Schubert by core drilling, for a cost of \$1,700.00. Motion carried 5/0.

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

L. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 9/11/23 at 5:15 P.M. Motion carried 5/0.

HOMEOWNER FORUM

The homeowner from 33 Schubert was present to ask the Board if she needs an acoustical testing if she decided to install tile in her bathroom, kitchen or laundry room. Management explained that if any hard surface flooring is to be installed in any of the rooms, she would need to have it tested. Ellen Mansour said that Andrew Herndon previously said that the bathroom, kitchen and laundry rooms are exempt.

A Chinese Yew near 67 Schubert never gets pruned. Management will inform O’Connell Landscape about this tree. O’Connell Landscape could not find a Chinese Yew in this location and talked with the homeowners to ask them if they had a concern and they did not.

The gutter at 63 Schubert does not sit flush against the building and water drips down into the stucco to the patio under the deck from unit above. Management will meet with a gutter company to show them this area.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 7:27 P.M. to enter into Executive Session.

ACCEPTED: Joe Harvey DATE: 09/19/2023