

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 18, 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 5:19 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 August 29, 2023 General Session meeting. Motion carried 4/0/1.
- B. **July Financial Statement** – A motion was made, seconded and carried to accept the July 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 October meeting. Joe Harvey still planned to review the water intrusion policy from Quail Creek and tailor a policy like it for the Board to review at the October meeting. Motion carried 5/0.
- D. **Maintenance Letter** – A motion was made, seconded and carried to postpone further discussion of the revised maintenance letter until the October meeting. Motion carried 5/0.
- 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. Management explained that tags need to be placed on each pressure regulator to identify what address they belong to. The Board mentioned that the water

lines closest to the buildings belong to upstairs units and the downstairs are directly below the sink in the kitchen in lower Schubert.

- F. **Landscaping Items** – A motion was made, seconded and carried that once Management receives a proposal from O’Connell Landscape with costs for succulents in the areas that were discussed by the Landscape Committee, it would be forwarded to the Board for review. The Landscape Committee said they did not agree with specific areas of turf in lower Schubert that a couple Board members thought should be removed/replaced. The Landscape Committee looked at turf areas in lower Schubert and did not think areas that were used for access to maintain areas around and behind units, the large turf areas behind the garages or areas that could be used for recreation should be removed. Jeff Beckwith said that when he and Ellen Mansour walked lower Schubert they thought the turf area from 65 to 67 Schubert and area behind the garages should be removed. They also looked at areas in upper Schubert along Gabrielino that they did not feel should be removed to maintain visual continuity along Gabrielino. 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 October meeting. Motion carried 5/0.

- H. **Additional Gutters/Downspout Relocations** – A motion was made, seconded and carried to postpone this item until the October meeting, so Management can obtain a proposal for locations of where gutters should be installed over utility closets of two bedrooms, determine what locations have downspouts that need to be realigned and to add elbows where necessary for the Board to review. Motion carried 5/0.

- I. **Homeowner Request to Store Sandbags in Utility Closet** – The Board previously stated that residents could not store anything in the utility and water heater closets. Board members said they would check the utility closets to see what utilities are in specific ones, to see if maybe sandbags might be able to be stored in one of them. A motion was made, seconded and carried to postpone the request from Chrissy McCormick, homeowner at 95 Schubert, to store sandbags in the utility closet near her home until the October meeting. Motion carried 5/0.

- J. **Additional Agenda Items** – The Board mentioned trees that need to be trimmed in the community. There are some in upper Schubert that have dead material in them and are hanging over the sidewalks that need to be trimmed and any dead or dangerous trees should be removed. Management explained that Chaidez Tree Service is making their

