

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 18, 2023

BOARD MEMBERS PRESENT:

Katie Pugel
Eni Kramar
Joe Harvey
Jeff Beckwith

BOARD MEMBERS ABSENT:

Ellen Mansour

MANAGEMENT REPRESENTATIVE:

Kim Hockings

CALL TO ORDER

The meeting was called to order at 5:15 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 September 18, 2023 General Session meeting, subject to revisions as stated. Motion carried 4/0.
- B. **August Financial Statement** – A motion was made, seconded and carried to accept the August 30, 2023 financial statement. Motion carried 4/0.
- 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 November meeting. Katie Pugel will make revisions and send the water intrusion policy to the Board so it can be reviewed prior to the meeting. Motion carried 4/0.
- D. **Maintenance Letter** – A motion was made, seconded and carried to postpone further discussion of the revised maintenance letter until the November meeting. Katie Pugel will make revisions and send the maintenance letter to the Board so it can be reviewed prior to the meeting. Motion carried 4/0.
- E. **Pressure Regulator/Ball Valves** – A motion was made, seconded and carried to have Management send out a letter to the homeowners stating that the Association will be replacing the pressure regulators/ball valves for all the condos and the cost will be billed to each homeowners' accounts. Homeowners will be given the option of paying for this expense over three months. If homeowners can show proof that they have replaced their

- ground in the common area outside his back gate and tie this item in with a policy the Board will be talking about regarding planting in the common areas, as the Board is not sure if they want to allow homeowners to plant in the common areas. Motion carried 4/0.
- J. **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 November meeting. Motion carried 4/0.
- K. **Property Improvement Applications – 33 Schubert – Window** – A motion was made, seconded and carried to approve the property improvement application from Songmei Han, homeowner at 33 Schubert to replace her bedroom window that faces the slope, subject to her getting two of her neighbors’ signatures on the application. Motion carried 4/0.
- L. **Property Improvement Application – 63 Schubert – Front Door** – A motion was made, seconded and carried to approve the property improvement application from Jeff Beckwith, homeowner at 63 Schubert to replace his front door like for like, trimmed to the same size as the original door and paint it to match the trim color. Motion carried 4/0.
- M. **Reserve Study Proposal** – A motion was made, seconded and carried to approve the proposal from Advanced Reserve Solutions (ARS) to prepare the Association’s reserve study with an update without a site visit, for a cost of \$1,050.00. Motion carried 4/0.
- N. **Additional Agenda Items** – No additional agenda items were discussed.
- O. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Wednesday, 10/18/23 at 5:15 P.M. Motion carried 4/0.

HOMEOWNER FORUM

No homeowners attended the meeting.

ADJOURNMENT

There being no further business to discuss, the General Session meeting adjourned at 6:45 P.M. to enter into Executive Session.

ACCEPTED: Allen Mansour

DATE: 11/14/23