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

pressure regulators/ball valves within the last five years, by providing a copy of their plumber's receipt, then those pressure regulators/ball valves will not need to be replaced. Homeowners will be given two weeks to respond to the letter that goes out and providing proof of replacement. Motion carried 4/0.

- F. Gutters/Downspouts/Leaf Guards A motion was made, seconded and carried to postpone this item so Joe Harvey can email Management photos of areas he said are missing gutters that don't appear to be included in the proposals presented. Management will review the photos and get back to the Board, so either these or revised proposals can be approved prior to the November meeting, as the Board would like this work completed prior to the rainy season. Motion carried 4/0.
- G. Proposal to Clean Rain Gutters/Downspouts A motion was made, seconded and carried to approve the proposal from Prestige Roofing to clean the rain gutters/downspouts in the community, for a cost of \$2,790.00. The Board would like to wait as long as possible to have this work completed and until after the Liquid Ambers have finished dropping their spiky balls. Motion carried 4/0.
- H. Homeowner Request to Store Sandbags in Utility Closet A motion was made, seconded and carried to allow residents to store sandbags in the utility closets for at least six months. The Board will reconsider their decision after March 18, 2024. Motion carried 3/1.
- I. Landscaping Items A motion was made, seconded and carried to approve the proposal from O'Connell Landscape for succulents, for a cost of \$1,635.00.

The Board agreed to what areas of turf they would like to remove in upper Schubert but are still not in agreement with what areas of turf to remove in lower Schubert. A motion was made, seconded and carried to postpone further discussion until a few Board members could walk lower Schubert, so they could come to an agreement on what turf areas they would like removed and then share with the Board. Katie Pugel mentioned that the Landscape Committee didn't think turf areas should be removed if they 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. The Board did agree to remove the turf area behind 63 Schubert and the areas of turf along the walkway back to 97 Schubert and nothing along Gabrielino in upper Schubert. Jeff Beckwith volunteered to put a list of areas in lower Schubert together so the Board could review at the November meeting. Motion carried 4/0.

A motion was made, seconded and carried to postpone the request from Jeff Beckwith, homeowner at 63 Schubert about planting an olive tree that he has in a pot into the

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: PULL MANSON DATE: 11/14/23