

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION II
GENERAL SESSION MEETING MINUTES
JULY 31, 2023

BOARD MEMBERS PRESENT:

Sheila Griffin
Denise Chilcote
Lori Khayat
Carroll Seron
Stephane Muller

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVES:

Kim Encinas
Andrew Herndon

CALL TO ORDER

The meeting was called to order at 5:05 P.M. by Management in the ICHA boardroom.

UNFINISHED/NEW BUSINESS

- A. **Minutes** – A motion was made, seconded and carried to approve the General Session minutes from the April 25, 2023 meeting. Motion carried 4/0/1.
- B. **Ratify Approval of Draft Reserve Study/Proposed Budget** – A motion was made, seconded and carried to ratify approval of the draft reserve study prepared by Advanced Reserve Solutions showing the Association 82.69% funded and a proposed budget increasing assessments 8.5% effective 7/1/23-6/30/24. Motion carried 4/0/1.
- C. **Ratify Approval for RV to Park in Guest Parking Spaces for Two Days** – A motion was made, seconded and carried to ratify approval of a request from the homeowners at 1 Whitman to allow their guests to park an RV in the guest parking spaces near their home for two days. Motion carried 5/0.
- D. **April/May Financial Statements** - A motion was made, seconded and carried to accept the April 30, 2023 and May 31, 2023 financial statements. Motion carried 5/0.
- E. **Repair/Replacement of Wrought Iron Gates Proposal** – A motion was made, seconded and carried to postpone approving the proposal from Maximum Quality Painting to repair/replace some of the wrought iron gates in the community, until a proposal comes in from a fencing contractor for replacing the 3 gates with PVC so the Board can compare

the cost of PVC vs. wrought iron. The Board would also like to see a sample of the PVC. Motion carried 5/0.

- F. **Basketball Hoops** – The Board listened to several comments from homeowners present for and against allowing portable basketball hoops in the community. There is currently no policy regarding portable basketball hoops. No decision was made at this time.
- G. **Blocked Drainpipe** – Management explained how over the past few years, the sewer lateral that services 79, 80 & 81 Whitman has clogged twice requiring cleaning. Video showed it is due to tree roots entering a crack or joint in the pipe. A motion was made, seconded and carried for Management to obtain a proposal from PPS Plumbing to repair the sewer pipe for the Board to review. Motion carried 5/0.
- H. **Update on Plumbing Water Damage Insurance Claims** – Management informed the Board that there have not been any plumbing water damage insurance claims since the April meeting, but there was a leaky cast iron line from the second story bathroom at 60 Whitman, that did water damage to 60 & 57 Whitman. There was also a slab leak at 26 Whitman.
- I. **Additional Agenda Items** – No additional items were discussed, but the Board requested to include how frequently Board meetings would be held on the October agenda.
- J. **Next Meeting Date** – A motion was made, seconded and carried to hold the next meeting in October at 5:00 p.m. Management will email the Board dates closer to October. Motion carried 5/0.

HOMEOWNER FORUM

Numerous homeowners were present to discuss the following topics:

Portable basketball hoops

Replacement of atrium window

Replacement of roofs

Age of the buildings - they need to be taken care of

Drain clogged during heavy rains near 12 Whitman

Grassy area between 29, 30 & 37 Whitman always swampy and area does not drain well

Painting of buildings

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:15 P.M. to enter into Executive Session.

ACCEPTED: Denise B. Chilcote DATE: 11/15/2023