

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
NOVEMBER 13, 2023

BOARD MEMBERS PRESENT:

Katie Pugel  
Eni Kramar  
Ellen Mansour  
Jeff Beckwith

BOARD MEMBERS ABSENT:

Joe Harvey

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 October 18, 2023 General Session meeting as amended. Motion carried 4/0.
- B. **Ratify the Approval of Proposals for Gutter/Downspout Repairs/Leaf Guards** – A motion was made, seconded and carried to ratify approval of the proposals from Prestige Roofing for cleaning and repairing the “S” style gutter connections, installing missing gutter elbows, installing new gutters/downspouts, installing leaf guards and rerouting a downspout at 9 Schubert, for a cost of \$13,430.00. Motion carried 3/1.
- C. **September Financial Statement** – A motion was made, seconded and carried to accept the September 30, 2023 financial statement. Motion carried 4/0.
- D. **Water Intrusion Policy** – A motion was made, seconded and carried to approve the water intrusion policy without the hypotheticals, have legal counsel review and approve it and then send it out to the homeowners. Motion carried 4/0.
- E. **Maintenance Letter** – A motion was made, seconded and carried to approve the maintenance letter as written, have legal counsel review and approve it and then send it out to the homeowners with the water intrusion policy. Motion carried 4/0.

- F. **Landscaping Items** – A motion was made, seconded and carried for Management to let the Landscape Committee know once succulents have arrived and been spotted at the entrance to upper Schubert so they can make sure the spotting looks good before they are installed. Motion carried 4/0.

The Board still needs to agree on turf areas in lower Schubert for removal/replacement. Jeff Beckwith said he would be meeting with someone on Friday and will email his ideas for possible plant replacements to the Board for review.

- 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 January meeting. Motion carried 4/0.

- H. **Additional Agenda Items** – The Board said they are concerned about some dead trees along Gabrielino in upper Schubert and would like them removed. There is also a dead Eucalyptus tree in lower Schubert outside the front doors of 61 & 63 Schubert that needs to be removed.

- I. **Next Board Meeting** – A motion was made, seconded and carried to not hold a meeting in December and hold the next meeting on Monday, 1/8/24 at 5:15 P.M. Motion carried 4/0.

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#### HOMEOWNER FORUM

No homeowners attended the meeting.

#### ADJOURNMENT

There being no further business to discuss, the General Session meeting adjourned at 6:27 P.M. to enter into Executive Session.

ACCEPTED: John Mansour DATE: 1/8/24