

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 8, 2024

BOARD MEMBERS PRESENT:

Katie Pugel
Eni Kramar
Ellen Mansour
Jeff Beckwith
Joe Harvey – arrived at 5:35
P.M.

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVES:

Kim Hockings
Nina Salcedo

CALL TO ORDER

The meeting was called to order at 5:14 P.M. by Management in the ICHA Boardroom.

UNFINISHED/NEW BUSINESS

- A. **General Session Minutes** – A motion was made, seconded and carried to approve the minutes from the November 13, 2023 General Session meeting. Motion carried 4/0.
- B. **October/November Financial Statements** – A motion was made, seconded and carried to accept the October 31, 2023 and November 30, 2023 financial statements. Motion carried 4/0.
- C. **Landscaping Item – Turf Areas** – At the November meeting, the Board agreed to which turf areas would be removed in upper Schubert. A motion was made, seconded and carried to remove the turf area around and behind 65 & 67 Schubert, all the turf behind the garages and all the areas along the walkway that leads to 97 Schubert in lower Schubert. Jeff Beckwith said he would send Management a list of plants that might work well in replacing the turf and find out which plants are drought tolerant vs. California native. Management will then forward the list to O’Connell Landscape for their review. Motion carried 4/0.
- D. **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 & plants in homeowner yards hanging into common areas until the February meeting. Motion carried 4/0.

- E. **Property Improvement Application – 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 all her windows. The windows in the living room, dining room and bedroom may be replaced with the same layout, but the panels on left and right may crank outward instead of sliding back and forth. Motion carried 5/0.
- F. **Hard Surface Flooring – 33 Schubert** – A motion was made, seconded, and carried to have Management explain to Songmei Han, homeowner at 33 Schubert, that she does not need to have acoustical testing completed at this time for her kitchen and bathroom. Motion carried 5/0.
- G. **Address Tags for Water Shut off** – A motion was made, seconded, and carried to approve the aluminum valve tags in blue for the water shut off valves. Motion carried 5/0.
- H. **Additional Agenda Items** – Katie mentioned that she would like the Board to look at ways for funding items such as re-piping and installation of EV charging stations, a timeline for them and once a list is created, rank items in order of importance.

Katie also informed the Board about new laws in effect, such as deck inspections by 2025 and how Board members will need to voice their yes or no votes during zoom Board meetings.

- I. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 2/12/24 at 5:15 P.M. Motion carried 5/0.

HOMEOWNER FORUM

No homeowners attended the meeting.

ADJOURNMENT

There being no further business to discuss, the General Session meeting adjourned at 5:56 P.M. to enter Executive Session.

ACCEPTED: *Kevin Mansour* DATE: 2/12/24