

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
FEBRUARY 12, 2024

BOARD MEMBERS PRESENT:

Katie Pugel  
Eni Kramar  
Ellen Mansour  
Jeff Beckwith

BOARD MEMBERS ABSENT:

Joe Harvey

MANAGEMENT REPRESENTATIVES:

Kim Hockings  
Nina Salcedo

**CALL TO ORDER**

The meeting was called to order at 5:15 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 January 8, 2024 General Session meeting. Motion carried 4/0.
- B. **Ratify Approval of Retainer Legal Service Agreement** – A motion was made, seconded and carried to ratify the retainer of legal service agreement with Iger, Wankel & Bonkowski, LLP for \$700.00 plus a reduced rate of \$325.00/hr. Motion carried 4/0.
- C. **December Financial Statement** – A motion was made, seconded and carried to accept the December 31, 2023 financial statement. Motion carried 4/0.
- D. **Maturing CD** - A motion was made, seconded and carried to roll over the CD with Farmers & Merchants Bank maturing on 2/20/24 for a term of 6 months at the highest rate available. Motion carried 4/0.
- E. **Review/Tax Proposal** - A motion was made, seconded and carried to approve the tax proposal from Inouye, Shively, Klatt & McCorvey to prepare the review the taxes for the Association, for a cost of \$1,275.00 (\$825.00 review and \$450.00 taxes.) Motion carried 4/0.
- F. **Landscaping Item – Turf Areas** – The Board reviewed the list of plants provided by Jeff Beckwith and discussed whether they were native/non-native, drought tolerant, and if

they grew well in shade vs. full sun. Management recommended and will obtain a cost from Ridge Landscape to prepare a design and plan for what type of plant material to use in replacement of the turf that can then be submitted to IRWD for a rebate.

- 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 plants/pots in common areas, tall plants & trees in homeowner yards & fruit trees & plants in homeowner yards hanging into common areas at the March meeting.
- H. **Maintenance Responsibility Disclosure/Water Intrusion Policy** – A motion was made, seconded, and carried to approve the maintenance responsibility disclosure with changes as discussed and postpone further discussion on the water intrusion policy until the March meeting. Once a water intrusion policy is approved, Management will send out the maintenance responsibility disclosure, water intrusion policy and letter and documents from Farmers Insurance stating what the master policy and HO6 policies cover to the homeowners. Motion carried 3/1.
- I. **Property Improvement Application – 33 Schubert - Windows** – Songmei Han, homeowner at 33 Schubert was present to appeal the Board’s previous decision regarding property improvement application to install windows that are a different design. The Board heard her appeal and request again to install windows and a motion was made, seconded and carried to uphold their decision to not approve her property improvement application for aesthetic reasons. The Board reminded Ms. Han that 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 4/0.
- J. **Cleaning/Sealing of Decks** – A motion was made, seconded, and carried to approve a proposal from Prestige Deck Coating to clean & seal decks, for a cost of \$550.00 per deck. Since there are 32 decks that need to be cleaned & sealed, the total cost would be \$17,600.00. Motion carried 4/0.
- K. **Additional Agenda Items** – Management informed the Board that an onsite inspection would be completed with Management & ICHA’s maintenance personnel to determine what water shut off valves belong to each address so the address water tags can be installed.

Katie Pugel also wanted to remind the Board to keep thinking about priority items, such as re-piping and EV charging stations.

L. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 3/4/24 at 5:15 P.M. Motion carried 4/0.

**HOMEOWNER FORUM**

Songmei Han was present to appeal the Board's previous decision about her property improvement application for installing windows.

**ADJOURNMENT**

There being no further business to discuss, the General Session meeting adjourned at 6:50 P.M. to enter Executive Session.

ACCEPTED: Gene Mansour DATE: 3/4/24