

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION II
GENERAL SESSION MEETING MINUTES
JANUARY 30, 2024

BOARD MEMBERS PRESENT:

Sheila Griffin
Denise Chilcote
Lori Khayat
Carroll Seron
Stephane Muller

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVES:

Kim Hockings
Andrew Herndon
Nina Salcedo

CALL TO ORDER

The meeting was called to order at 5:05 P.M. by Management in ICHA's community room.

UNFINISHED/NEW BUSINESS

- A. **General Session Minutes** – A motion was made, seconded and carried to approve the General Session minutes from the November 2, 2023 meeting. Motion carried 5/0.
- B. **Ratify Approval of Hourly Legal Service Agreement** – A motion was made, seconded and carried to ratify approval of the hourly legal service agreement with Iger, Wankel & Bonkowski, LLP for \$330.00/hr. Motion carried 5/0.
- C. **September/October/November/December Financial Statements** - A motion was made, seconded and carried to accept the September 30, 2023, October 31, 2023, November 30, 2023, and December 31, 2023 financial statements. Motion carried 5/0.
- D. **Pest Control for Ants – Spraying vs. Baiting** – A motion was made, seconded and carried to have South County Pest Control continue to target spray common areas only with an application of an organic IC-3 product for \$98.00/month. Motion carried 5/0.
- E. **Baiting for Rodents** – There was general discussion on snapping vs. baiting for rodents throughout the Association. A resident suggested that palm tree pruning occur as early as possible to remove dates as a possible food source for rodents. A motion was made, seconded and carried to have South County Pest Control continue baiting (two bait

stations per building, for a total of 54 bait stations) for rodents using the 100% Selontra Vitamin D, for a cost of \$234.00/month. Motion carried 5/0.

- F. **Painting of Buildings** – The committee will plan to meet soon to review paint binders that contain paint color schemes that have been used over the years to see if there are any they might want to consider. The committee will also want to choose a chair and once they have come up with suggestions for color schemes, present them to the Board for review.

- G. **Address Tags for Water Shut Off** – A motion was made, seconded, and carried to approve Management to order blue aluminum numbered tags, for a cost of \$247.34 plus approximately \$100.00 for installation and mounting of adhesives. These tags would be installed on the buildings near the secondary water shut off valves, so homeowners know which shut off valves belong to them. Motion carried 5/0.

- H. **Building Screeds** – There was discussion on how screeds on the buildings are rusting as the buildings are getting older. Deteriorating screeds could happen from a variety of things, including a buildup of dirt or mulch. Replacing screeds is probably not necessary and would be quite costly. The idea of foaming was mentioned but would still need to find out how long foaming would last and what the guarantee would be.

- I. **Additional Agenda Items** – A motion was made, seconded and carried to approve the proposal from Inouye, Shively, Klatt & McCorvey, LLP to prepare the audit/taxes for the Association, for a cost of \$1,400.00 (\$950.00 & \$450.00 for taxes).

- J. **Next Meeting Date** - A motion was made, seconded and carried to schedule meetings on the 4th Tuesday of every other month (March, May, July, September and November) for 2024 and share this schedule with the residents. The next meeting will be Tuesday, March 26, 2024. Motion carried 5/0.

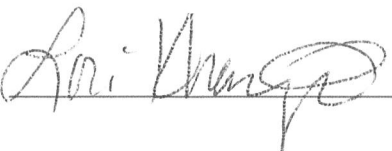
HOMEOWNER FORUM

Homeowners were present and discussed the following items:

Pest control for ants
Screeds on buildings
Replacement of roofs
Painting of buildings
Baiting for rodents

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:46 P.M. to enter into Executive Session.

ACCEPTED:  DATE: 3/26/24