

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 4, 2024

BOARD MEMBERS PRESENT: Katie Pugel
Eni Kramar
Ellen Mansour
Jeff Beckwith
Joe Harvey

BOARD MEMBERS ABSENT: None

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 February 12, 2024 General Session meeting. Motion carried 5/0.
- B. **Approval of the Maturing CD with Farmers & Merchants Bank** – A motion was made, seconded and carried to approve investing \$240,000.00 from the closed-out CD with Farmers & Merchants Bank into a CD with Schools First Federal Credit Union for a term of 13 months at a 5% interest rate. Motion carried 5/0.
- C. **January Financial Statement** – A motion was made, seconded and carried to accept the January 31, 2024 financial statement. Motion carried 5/0.
- D. **Planting/Pots in Common Areas/Tall Plants & Trees in Homeowner Yards/Fruit Trees & Plants in Homeowner Yards Hanging into Common Area** - The Board decided to schedule a walk-through of the neighborhood on Wednesday, April 3, at 4:30pm to make note of what might need to be addressed in the policy. 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 April meeting. Motion carried 5/0.

- E. **Property Improvement Application – 33 Schubert – Windows** - A motion was made, seconded and carried to approve the property improvement application from Songmei Han, homeowner at 33 Schubert, to replace her windows as described in quote from Eisenbart & Sons. Motion carried 5/0.
- F. **Property Improvement Application – 6 Schubert – Move Kitchen & Replace w/Room** – The Board discussed concerns regarding the proposed plan, including plumbing, venting for the new stove, gas lines for which permits will need to be pulled, and expressed they would like to see the license, insurance levels, and guarantee for work for the contractor(s) used, as well as a release of a mechanic's lien. Management will draft an email of the conditions for the Board to review before an approval with conditions is sent to the homeowners. A motion was made, seconded and carried to approve the property improvement application of Tristan Fontugne and Xiaorong Wong, homeowners at 6 Schubert, to move their kitchen and replace with a room, pending conditions set forth by the Board. Motion carried 4/1.
- G. **Large Bulky Items** – The Board decided that if they see someone dumping debris/items in the trash bins, they should approach them to let them know it's not allowed. CR&R charges \$118.02 for up to 3 large bulky items, the Association pays this cost and Management then charges the homeowner's account for the service.
- H. **Violation Policy** – A motion was made, seconded and carried to have Management ask legal counsel to draft a violation policy for the Association and make sure it doesn't conflict with the Association's governing documents. Motion carried 5/0.
- I. **Additional Agenda Items** –
- Landscaping Item - Turf Areas** – The Board stated that they would like all turf areas done at once, but when one area of turf is removed, it be replanted prior to the next area of turf being removed and so forth. Management explained that Ridge Landscape will charge between \$5-\$6K to prepare a plan for the turf removal/replacement but will confirm once a walk of the property has been completed. A plan can then be submitted to IRWD for possible rebate opportunities based on square footage.
- Insurance Renewal** – A motion was made, seconded and carried to approve the proposal from Farmers Insurance for renewal of the Association's insurance policies for 4/1/24-4/1/25 for a premium of \$50,629.31, an increase of \$10,055.08 from last year. Motion carried 5/0.
- J. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 4/8/24 at 5:15 P.M. Motion carried 5/0.

HOMEOWNER FORUM

There were no homeowners present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting adjourned at 7:10 P.M. to enter Executive Session.

ACCEPTED: *J. M. Papad* DATE: *4/8/24*