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

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

BOARD MEMBERS ABSENT:      Ellen Mansour

MANAGEMENT REPRESENTATIVES:
                            Kim Hockings
                            Nina Salcedo

CALL TO ORDER
The meeting was called to order at 5:23 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 March 4, 2024 General Session meeting. Motion carried 4/0.

B.  Ratify Approval of Property Improvement Application from 33 Schubert for Ring
    Doorbell – A motion was made, seconded and carried to ratify approval of the application
    for 33 Schubert to install a Ring Doorbell. Motion carried 4/0.

C.  Ratify Approval of Replacing Broken Roof Tiles on Garages in Lower/Upper Schubert - A
    motion was made, seconded and carried to ratify the replacement of broken roof tiles on
    garages in lower Schubert, for a cost of $1,200.00 and upper Schubert, for a cost of
    $1,400.00, totaling $2,600.00. Motion carried 4/0.

D.  January/February Financial Statement – A motion was made, seconded and carried to
    accept the January 31, 2024 and February 29, 2024 financial statements. Motion carried
    4/0.

E.  Water Intrusion Policy - There was discussion to clarify the difference between what is
    the homeowners’ responsibility and the Association’s responsibility in the water intrusion
    policy, so this item was postponed. Joe Harvey said he would revise the policy and email
    it to Management and the Board for review before sending to legal counsel for review.
F. 6 Schubert – Property Improvement Application – Move Kitchen & Replace w/Room - The Board would like to have the ICHA sales office’s approval of this renovation. There was also a discussion on how best to disclose the information regarding this renovation to future owners of the unit, including taking on the responsibility of the changes to the plumbing, electrical, venting, etc. This item was postponed until the May 13, 2024 meeting.

G. Violation Policy – The Board postponed this item pending a walk-through of the property to identify external violations, their significance, and if they warrant a violation policy being created.

H. Deck Inspections – SB 326 – A motion was made, seconded and carried to approve the proposal from Willdan Engineering to inspect a possible 36 decks at hourly rates of $155.00 for the plan check engineer and $115.00 for a building inspector. The decks at 12, 17 & 65 Schubert should be inspected first. Motion carried 4/0.

I. Annual Board Election – Management sent out a call for nominations and homeowners have until April 12, 2024 to turn in their candidacy statement that will be mailed out with the election material and ballot for the Board election to be held on May 29, 2024. Eni Kramar volunteered to be the inspector of election for the Whitman Board election on May 28, 2024 at 4:15 P.M.

J. Gutters/Downspouts – All work that was approved by the Board was completed by Prestige Roofing. Joe Harvey mentioned he thinks the rain gutter is clogged above his window, because when it rained, water flowed over and down his window. Mr. Harvey will send Management a photo showing the location so it can be addressed.

K. Landscaping in Upper Schubert – Katie Pugel stated that Landscape Committee member, Gigi Harvey sent her an email with planting ideas for turf areas that will be removed. These will be shared with Ridge Landscape.

L. Additional Agenda Items – Jeff Beckwith stated that people are cutting through the plant material at the top of the slope behind 65 Schubert. Management said they would contact O’Connell Landscape to address it.

M. Next Board Meeting – A motion was made, seconded and carried to hold the next meeting on Monday, 5/13/24 at 5:15 P.M. Motion carried 4/0.

HOMEOWNER FORUM
There were no homeowners present.
ADJOURNMENT
There being no further business to discuss, the General Session meeting adjourned at 6:25 P.M. to enter Executive Session.

ACCEPTED: ___________________  DATE: 5/13/24