UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
May 13, 2024

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

BOARD MEMBERS ABSENT: Joe Harvey

MANAGEMENT REPRESENTATIVES: Kim Hockings
Andrew Herndon
Nina Salcedo

CALL TO ORDER
The meeting was called to order at 5:10 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 April 8, 2024 General Session meeting. Motion carried 4/0.

B. March Financial Statement – A motion was made, seconded and carried to accept the March 31, 2024 financial statement. Motion carried 4/0.

C. Landscaping Item – Turf Areas – The Board reviewed the proposal from Ridge Landscape to prepare a plan for replacement of plant material that can be submitted to IRWD based on square footages for possible rebate opportunities, for a cost of $3,200.00. A motion was made, seconded and carried to accept the proposal from Ridge Landscape as written, subject to all costs not exceeding $3,200.00. Motion carried 3/1.

D. Water Intrusion Policy – The Board reviewed and compared the drafts of the Water Intrusion Policy recommended by Management and Joe Harvey. A motion was made, seconded and carried to accept the changes made to Joe Harvey’s version of the policy and send to the Board to review prior to the next meeting. Motion carried 4/0.

E. 6 Schubert – Property Improvement Application – Move Kitchen & Replace w/Room - The Board reviewed and discussed the list of conditions provided by Management. The Board agreed to require a Payment & Performance Bond, and to change the language
from “recommends” to “requires” before sending it to the homeowner. A motion was made, seconded, and carried to approve the property improvement application subject to the list of conditions as amended. Motion carried 4/0.

F. **Draft Reserve Studies/Budget Options** – A motion was made, seconded, and carried to approve the draft reserve study prepared by Advanced Reserve Solutions showing the Association will be 86.96% funded and approve the proposed budget increasing dues 8% in order to provide funding for rising operational costs and to fund the reserves per the recommendations by Advanced Reserve Solutions. Motion carried 4/0.

G. **Additional Agenda Items** –

   a. **Pressure Regulator/Ball Valves** – Management to edit the letter to the community and submit it to the Board for their review.

   b. **Approval of Expenses** – A motion was made, seconded and carried that Management must obtain at least two proposals for expenses over $5,000.00. Motion carried 4/0.

H. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 6/10/24 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 6:45 P.M. to enter Executive Session.

**ACCEPTED:** [Signature] **DATE:** 6/10/24