UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
June 10, 2024

BOARD MEMBERS PRESENT: Katie Pugel
Andrea Canfield
Jeff Beckwith
Ellen Mansour
Joe Harvey – arrived at 5:25 P.M.

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. **Reseat the Board** – The new Board was seated as follows:
   President – Ellen Mansour
   Vice President – Jeff Beckwith
   Treasurer – Joe Harvey
   Secretary – Katie Pugel
   Member at Large – Andrea Canfield

   To thank outgoing Board member, Eni Kramar for her time serving on the Board, a motion was made, seconded and carried to have Management purchase a $100.00 gift card for her.

B. **General Session Minutes and Annual Board Election Minutes** – A motion was made, seconded and carried to approve the minutes from the May 13, 2024 General Session meeting and the minutes from the May 29, 2024 Annual Board Election. Motion carried 3/1.

C. **April Financial Statement** – A motion was made, seconded and carried to accept the April 30, 2024 financial statement. Motion carried 5/0.
D. **Water Intrusion Policy** – A motion was made, seconded and carried to accept Joe Harvey’s version of the Water Intrusion Policy as written and mail it out with the previously approved Homeowner vs. Association Maintenance Responsibility letter and insurance information pages from Farmers agent, Patrick Prendiville. Motion carried 5/0. Management will post a notice on the mailboxes alerting the homeowners to be on the lookout for an email containing these documents prior to them being sent out.

E. **Pressure Regulator Valves/Ball Valves** – According to the Association’s legal counsel, this project of replacing pressure regulator valves/ball valves does not meet the requirements for a special assessment. Management will have the pressure regulators/ball valves tested in-house to determine which may be failing and need to be replaced. Management will also inspect water heaters to see which have overflow tanks and which don’t. This item will be postponed until the 7/22/24 Board meeting.

F. **Additional Agenda Items** – The following additional agenda items were discussed:

1. **Primary Residency** – Management will ask ICHA Sales if they can attend the next Board meeting to address the Board’s questions regarding primary residency.

2. **9 Schubert Property Improvement Application – Ring Doorbell** - A motion was made, seconded and carried to approve the property improvement application from 9 Schubert for the installation of a ring doorbell. Motion carried 5/0.

G. **Next Board Meeting** – A motion was made, seconded and carried to hold the next meeting on Monday, 7/22/24 at 5:15 P.M. via zoom. 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 6:35 P.M.

ACCEPTED: 

DATE: 7/22/24