

UNIVERSITY HILLS CONDOMINIUM OWNERS' ASSOCIATION
GENERAL SESSION MEETING MINUTES
October 20, 2025

BOARD MEMBERS PRESENT:

Ellen Mansour
Joe Harvey
Andrea Canfield via Zoom
Chrissy McCormick

BOARD MEMBERS ABSENT:

Katie Pugel

MANAGEMENT REPRESENTATIVES:

Kim Hockings
Nina Salcedo

CALL TO ORDER

The meeting was called to order at 5:32 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 September 22, 2025 General Session meeting. Motion carried 4/0.
- B. **August Financial Statement** – A motion was made, seconded and carried to accept the August 30, 2025 financial statement and check register. Motion carried 4/0.
- C. **Homeowner Deck Questions – 65 Schubert** – Homeowner from 65 Schubert was not present, so this was not discussed and no action was taken.
- D. **Draft Review** – A motion was made, seconded and carried to approve the draft review prepared by Inouye, Shively, Klatt & McCorvey, C.P.A. Motion carried 4/0. The approved final review will be sent to the membership by 10/30/2025.
- E. **Steps for Wildfire Preparedness** – Board Member, Andrea Canfield, shared the fire safety survey through CalFire's website to highlight actions the Association can take for fire prevention. Andrea will email the results to the rest of the Board for their information.
- F. **Reserve Study Proposal** – A motion was made, seconded and carried to accept the proposal from Advanced Reserve Solutions to prepare the Association's reserve study with a site inspection, for a cost of \$2,000.00. Motion carried 4/0.

G. **Additional Agenda Items –**

- **Google Fiber** – Management will check with O’Connell Landscape on the status of the plant replacements and addressing the damage to landscaping by Google Fiber. Board Member, Chrissy McCormick will send pictures of the landscaping to Management for follow-up.
- **Drainage Outside 97 Schubert** – Board member, Ellen Mansour informed the Board that during the last heavy rain, water flooded in front of her front door, and she had to use sandbags. She met with Arturo from O’Connell Landscape and he said the drainage pipe needs to be replaced with a larger one. Arturo will be forwarding a proposal to Management for this work to be completed.
- **Eucalyptus Trees Along Peltason** – Board member, Ellen Mansour said there are 3-4 Eucalyptus trees on the slope along Peltason that appear to be 3/4 dead. ICHA will inspect these trees and let the Board know.

H. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Monday, 11/17/25 at 5:30 P.M. Motion carried 4/0.

HOMEOWNER FORUM

No homeowners were present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting adjourned at 6:11 P.M. to enter Executive Session.

ACCEPTED: _____



DATE: _____

11.17.25