

UNIVERSITY HILLS CONDOMINIUM OWNERS' ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
January 12, 2026

BOARD MEMBERS PRESENT:

Ellen Mansour  
Katie Pugel  
Chrissy McCormick  
Andrea Canfield

BOARD MEMBERS ABSENT:

Joe Harvey

MANAGEMENT REPRESENTATIVE:

Kim Hockings

**CALL TO ORDER**

The meeting was called to order at 5:30 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 November 17, 2025 General Session meeting. Motion carried 3/0/1.
- B. **October/November Financial Statements/Check Registers** – A motion was made, seconded and carried to accept the October 31, 2025 and November 30, 2025 financial statements and check registers. Motion carried 4/0.
- C. **Cleaning Organic Bins** – Management shared with the Board that Merchants Building Maintenance would clean the organic bins and place liners in them once a week for \$275.00/month. A motion was made, seconded and carried to postpone this item during the winter months and have Management see if O'Connell Landscape would be able to provide this service. Motion carried 4/0.
- D. **Proposed Planter & Private Yard Policy** – Management will try to set up a walk of the community with Katie Pugel and Joe Harvey to identify items that appear to be in violation of the proposed planter & private yard policy for either 2/10, 2/17 or 2/24 between 8:00 a.m. to 9:30 a.m. or after 12:00 p.m.
- E. **Condo Management** – The Board came up with a list of questions they would like to ask the representatives from Crummack & Huseby and Keystone during interviews on Thursday, 1/29.

- F. **Legal Service Agreement Renewal** – A motion was made, seconded and carried to approve a \$700.00 retainer legal service agreement with Petchul Bonkowski starting 2/1/26. Motion carried 4/0.
- G. **Crow Deterrents for New Plantings** – The Board did not know of any other areas besides the ones near 24 & 26 Schubert and outside of 69 Schubert that had plant material that was removed by the crows, so no action was taken.
- H. **Additional Agenda Items** –
- **Painting Trim on Buildings** – The Board stated that the trim on the buildings is starting to look bad. Management mentioned that First Street Painting is just finishing up painting the buildings at Whitman and they would be a good company to obtain a proposal from.
  - **Light Maintenance Service** – Management explained that the light maintenance service contract with Eclipse Lighting is for quarterly maintenance and that they might want to go to a bi-monthly service based on lights that have been out. Management will obtain a bi-monthly light service contract from Eclipse Lighting so the Board can review it at their February meeting.
  - **Irrigation Off** – The Board informed Management that the irrigation is still off in the community since the last rain. Management will check with O’Connell Landscape as to why that may be.
- I. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Monday, 2/9/26 at 5:30 P.M. Motion carried 4/0.

#### HOMEOWNER FORUM

A few homeowners were present to observe the meeting and asked a couple questions about the process of selecting a new management company.

#### ADJOURNMENT

There being no further business to discuss, the General Session meeting adjourned at 7:20 P.M. to enter Executive Session.

ACCEPTED: \_\_\_\_\_



DATE: \_\_\_\_\_

2.9.26