

UNIVERSITY HILLS CONDOMINIUM OWNERS' ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 11, 2026

BOARD MEMBERS PRESENT:

Ellen Mansour
Katie Pugel
Chrissy McCormick
Andrea Canfield
Joe Harvey

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVES:

Kim Hockings
Nina Salcedo

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 April 13, 2026 General Session meeting as corrected. Motion carried 5/0.
- B. **Ratify Closure of Money Market Account** - A motion was made, seconded and carried to ratify the approval to close the money market account and transfer the remaining money market funds of \$853.80 into the Wells Fargo operating account. Motion carried 4/0/1.
- C. **March Financial Statement/Check Register** – A motion was made, seconded and carried to approve the March 31, 2026 financial statement and check register. Motion carried 5/0.
- D. **Organic Bin Cleaning** – This item was postponed until the new management company is in place because they may have ideas and/or resources for this service.
- E. **Draft Reserve Study/Proposed Budget Options** – A motion was made, seconded and carried to accept Option 2 that underfunds the reserves by \$12,261.00 and results in 19.89% dues increase to cover the deficit. Management will draft a cover letter that will go out with the budget and send it to the Board for review to see what verbiage they might like to add that will help explain the increase to the membership. Motion carried

5/0. The Board discussed the UC staff housing assistance program, an emergency program if some financial impact threatens UCI staff's ability to stay in their home and wanted to include this information in the minutes. Any member can learn more about the resources that apply to them by visiting this link: <https://hr.uci.edu/partnership/staff-housing-assistance/>.

F. **Landscape Proposal for Installation of Plants Destroyed by Crows** – A motion was made, seconded, and carried to postpone this item until the new management company is in place. Motion carried 5/0.

G. **Additional Agenda Items** –

- **Board Election** – The election links emailed this morning did not work, and Management is working to remedy the problem. New election links will be emailed on Tuesday, May 12th to the membership. Any homeowners who would like to vote by paper ballot can contact Management. Management will post notices to the mailboxes regarding the updated election information.
- **Water Meters** – Management will determine where the designated Schubert Court water meters are and inform the Board of their locations.
- **Wood Trim Repairs & Metal Painting** – Management will include this item on the June agenda.

H. **Next Board Meeting** – A motion was made, seconded and carried to hold the next Board meeting on Monday, 6/8/26 at 5:30 P.M. Motion carried 5/0.

HOMEOWNER FORUM

Homeowners were in attendance and discussed how it would be good for the Board to explain the reason for the dues increase in the cover letter that goes out with the budget, wondered if there were any resources homeowners could use to help them if they had financial concerns and wanted to make sure the irrigation is working properly throughout the community.

ADJOURNMENT

There being no further business to discuss, the General Session meeting adjourned at 6:22 P.M. to enter Executive Session.

ACCEPTED: *Jana Mansour* DATE: 6/8/26