

HRB

Meeting Minutes

9/3/2019

I. Call to order

Hobart called to order the regular meeting of the HRB at 4:05 p.m. on 9/3/19 at the University Hills Community Center Conference Room.

II. Present

The following were present:

Stephane Muller (HRB), Brad Conley (HRB), Hobart Taylor (HRB Chair), Andrea Canfield (HRB Communications Coordinator), Zach Nelson (HRB Timekeeper), Sandrine Bizaux-Scherson (HRB), Andrew Herndon (ICHA), Kim Encinas (ICHA), Barbara Correa (ICHA), Carrie Nolan (Resident), Reza Khalili (Resident), Elizabeth Crook (Resident)

III. Approval of August 2019 Minutes

The minutes were approved. The minutes are posted at <https://uhills.org/hrb-minutes/> .

IV. Narwhals Presentation

Resident Reza Khalili presented to the HRB a summary of the Narwhals season. A total of 129 swimmers signed up (130 is the maximum allowed) with a diversity of ages; 5-6-year-olds were the largest contingent. There were 10 coaches, with 8 volunteer coaches; 40% of the coaches are from our local community. This year UHills hosted two meets and one time trial. Next year Narwhals will host the same number of meets. The team members are swimming faster in each age bracket and earning more medals compared to previous seasons. The Narwhals are appreciative of the support of the community and of the HRB. The board members of the Narwhals were thanked for their contributions and commitment to the team: The organization of the group allows the meets to run on time; the concessions have been successful with the prices kept low; the concession stand is minimum-waste.

V. UHills Youth Swim Group

The proposal, discussed at the August HRB meeting, was for the use of three lanes of the Coltrane Pool for 1.5 hours on weekdays for Monday and Wednesday, possibly more days if there are additional participants, from 5:00 to 6:30 during the Irvine Swim League off-season. This proposal was approved by the HRB. One group has been formed. New groups being formed should request approval from the HRB.

The current group of UHills youths will use up to three of the six lanes in the pool. More lane dividers can be added if needed for other lap swimmers if there are not sufficient lanes.

Resident Carrie Nolan voiced concerns regarding making decisions about the use of swimming lanes without beginning a conversation with all residents who use the pool. An HRB member noted that the HRB is an elected group representing homeowners and that HRB represents homeowner interests to ICHA in making recommendations.

Another resident noted that organizing the youth swimmers (rather than many youth swimmers meeting at the pool without sharing lanes) is a benefit to other lap swimmers.

Hobart noted that the group has been approved but that if concerns arise during the swim group meetings that the swim group lane reservations will be reassessed.

VI. Resident Question Regarding Maintenance Fees

Resident Carrie Nolan requested information from ICHA regarding the rate of increase of maintenance fees, rate of increase in revenue from new homes, number of maintenance workers working to maintain the common areas, and whether the number of workers has increased in relation to the number of new homes.

Andrew Hernon clarified that maintenance includes street maintenance and other common area maintenance, and that common area maintenance is more challenging currently because the safer plant control chemicals used by the maintenance workers are not as effective. Andrew noted briefly that there has been a raise in wages and in maintenance workers as University Hills grows.

Andrew will prepare responses to these questions and communicate them to residents.

Zach noted that questions such as these could be directed to HRB, or to ICHA directly if a response is desired more quickly.

VII. Communications between ICHA/HRB/UHills

The group discussed several potential ideas to aid residents in directing their ideas and questions to the individual or group that can best assist. For example, a flow chart of ICHA personnel listing their areas of responsibility could be provided online.

As discussed at the June HRB meeting, there are three basic levels of communication to residents from HRB and ICHA. 1. Announcements of Events; 2. HRB Direct Communications of important information; 3. information that comes from ICHA, and HRB is consulted. All levels of these communications have been collaborations between the Chair and ICHA Director of Communications. Ideas were discussed to facilitate direct communication between HRB and residents, such as town hall meetings, HRB "office hours," or other ways beyond the listserv. FAQs could be created for main issues that are presented on the listserv, and HRB members who use the listserv could provide a link to the FAQ in response. Discussion is ongoing.

VIII. Committee Reports

a) Entertainment Committee

i) 8/24 Movie/Campout: the UCIPD BBQ was very successful and the organization seemed to be improved over the previous year. There were about 25-30 overnight campers and one noise complaint. The ice cream truck at the campout provided a 20% contribution to the food bank of about \$100.

ii) Hobart moved that the HRB thank the UCIPD for their BBQ provided at the campout night. This motion was carried.

iii) The foreign film had about 18 participants.

iv) The Pool Party was very well attended. There was not enough food, and next year a food truck will be used so that all participants will be able to have enough food. Zach suggested a sponsoring group who could provide a BBQ for this event, on the model of the UCIPD sponsoring the BBQ for the movie and campout in the park.

v) Mooncake Festival: a potluck will be held at the Community Center and information has been provided on the listerv.

vi) Fall Fiesta is in the planning stages. Organizers are considering a caricature drawing artist rather than a photo booth.

vii) Movies in the Park will in the future need to pay licensing fees for movies shown in Gabrielino Park. Andrew will research these fees.

b) Sustainability Committee

i) An upcycling event will be held 9/8/2019 at the community center.

ii) A window replacement deal similar to the solar discount is being considered.

iii) A resident group has formed with the long-term goal of creating owl housing in UHills for rat control.

c) Welcoming Committee

Michele reported that the Welcoming Committee has met and four people gathered to discuss the goals of the committee, which has two facets: welcoming new people, and improving the condition of living for people in the community. Conversations are continuing regarding a name change to the Wel-Wel committee (Welcoming and Wellness), or perhaps dividing into two committees. For the welcoming component, a brochure is being developed to be distributed at the Fall Fiesta. Information for newcomers would be held twice a year. In the past, there was a new resident letter provided to incoming residents. This is no longer being done. The committee is considering a welcome packet, a welcome basket, an in-person gathering, and other ideas. The CSD will create a presentation that the Coordinator, Lilli, will provide for the committee to provide in welcoming materials.

For the wellness component, conversations have revolved around having a talk monthly regarding back pain, diabetes, and other topics of community interest. The committee will continue to discuss ways of helping individuals obtain what they need.

ICHA will assist with publicity and other incidentals where possible.

d) Transportation Committee

Gabrielino restriping is on schedule.

e) Community Safety and Diversity Working Group

i) The Community Book Club continues. Next book club meeting is September 8, in the home of Kanga and Tim Morgan. Pulitzer Prize-winning book, *Evicted* by Matthew Desmond.

ii) November 17 the group is sponsoring Pure Praxis, a social theater group based on Theater of the Oppressed, using kinesthetic-based training dedicated to addressing awareness of social and cultural issues within the community. CSD will soon send out a call for community members to take part in creating a narrative that will be transformed into a performance/training. This will be a performance written by the community for the community. It would be wonderful if HRB and other residents can participate.

iii) Lilli is currently working with the Welcoming and Wellness Committee in creating a CSDWG insert for the Welcome Packet for new community members as well as assisting in researching resources for current community members. Susan and Lilli will be meeting with the Sales Office next week to learn more about what ICHA currently gives to newcomers.

iv) Lilli is currently planning a comprehensive volunteer recruiting campaign that will help with volunteer needs amongst all groups within UHills. If any board members have any contacts to share, please share with Lilli.

v) Photography Contest winners: CSD would like to hang the photography contest winning images where the community painting project paintings are currently hanging. HRB and ICHA approve this.

IX. Subcommittee Reports

a) Core Values

The subcommittee will contact heads of the Sustainability, Entertainment, and Welcoming committees as well as CSD to gather ideas to present at Fall Fiesta for resident input. Meeting to be scheduled.

b) Garden mentoring

Andrea suggested a neighborhood garden walk as a way to showcase different types of landscaping and asked Andrew about the potential for a second community garden adjacent to the Anteater Community Garden, which has a 3-year waitlist. Also being discussed is the possibility of planting a display garden in University Hills.

X. ICHA Report on ongoing projects

a) Mailbox update

There have been two official requests for lockable mailboxes. One group of 4 boxes has been approved and another is in process. The USPS approval will be needed.

b) Status of HRB Representation for Renters Letter to ICHA

The ground lease documents make a distinction between renters and homeowners. A subcommittee would need to be formed to address representation for renters.

c) Resident and Campus Use Fees

Resident and campus use fees will increase to cover the current costs of cleaning and security. Specific details and costs will be provided at the October meetings. HRB is in support of this but would like to see more details.

XI. New Business

Whitman Parking Signage Update

The Whitman board is working with ICHA to provide signage

XII. Tabled for future discussion

- a) Architectural Improvement Philosophy – A General Discussion
- b) Statement for residents outlining requirements for following architectural standards.

XIII. Summary Statement

Agenda items included updates from ICHA regarding locking mailboxes and Gabrielino restriping; reports from the Entertainment Committee, Sustainability Committee, and the

Community Safety and Diversity Working Group; Welcoming Committee has added a wellness component; Narwhals update and thanks for community support; resident concerns regarding maintenance fees; HRB thanks to UCIPD for the community movie and BBQ; and other agenda items. The minutes, which will be posted once approved, will include more information on these and other matters.

XIV. Adjournment

Hobart adjourned the meeting at 6 p.m.

Minutes submitted by: Andrea Canfield

Minutes approved by: Brad Conley, Stephane Muller, Michele Guindani; Hobart Taylor, Zach Nelson, Sandrine Biziaux, Andrea Canfield