

HRB Meeting Minutes

1/5/2021

I. Call to order

Hobart called to order the regular meeting of the HRB at 4:03 p.m. on 1/5/2021 via Zoom meeting.

II. Present

The following were present via Zoom: Brad Conley (HRB), Hobart Taylor (HRB Chair), Gerald Parham (HRB), Andrea Canfield (HRB), Sandrine Biziaux-Scherson (HRB), Susan Pearlman (HRB), Zach Nelson (HRB), Andrew Herndon (ICHA), Kim Encinas (ICHA), Barbara Correa (ICHA)

III. Approval of December 2020 Minutes

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

IV. Committee Reports

a. Renter Representation Subcommittee

A draft survey for renters was discussed. The survey would request from rental residents whether they believe that renters should have formal options for representation, such as through HRB or through a separate board. Consensus could not be reached on the specific questions. The discussion will continue via email and be addressed at the February 2021 meeting if not before then.

b. Sustainability Committee

i) Switching to Electronic Property Maintenance Equipment

ICHA is working with O'Connell, the landscaping maintenance contractor, to introduce electric mowers, blowers, and hedge trimmers as a trial period.

ii) HOOT pledge

The HOOT pledge to not use rodenticides in your residence, and to take steps to reduce harborage for rats, etc., is available at <https://uhills.org/hoot/> .

iii) Animal-proof trash can lids

ICHA is seeking options for adding animal-proof lids for the existing trash receptacles.

iv) Rodenticides

ICHA is working on various options as alternatives to rodenticides. These include snap traps that would be placed in the existing boxes instead of rodenticides.

v) Reducing harborage for rats in common areas

ICHA will be moving to less dense and more drought-tolerant plantings in new developments as well as retrofitting older areas as they die out.

vi) Owl boxes

Owl boxes are currently being built by community members via the HOOT group using funds provided by HRB.

vii) Community Composter

There will be a community composter located in University Hills and the Sustainability Committee will also provide educational materials.

C. Entertainment Committee Report

The Holiday Bazaar went well. The Entertainment Committee posted updates regularly and featured each artist at least once online during the Bazaar.

The "I HAD NO IDEA" talk #3 features Doug Tully of Outdoor Adventures at the ARC talking about the wonderful things people can do outside that can be organized through the ARC, including geocaching and more.

The Entertainment Committee is on Twitter, Instagram, and Facebook.

Upcoming potential event ideas include Trivia Night, a talent show (UHills Got Talent!), and possibly a UHills' version of "The Moth."

d. W2 Committee

The Village project database/map will be beta tested with HRB members before being launched to the broader community. The Entertainment Committee and the W2 made a joint proposal of a three-part workshop series presented by Sakina Ibrahim titled Moving Matters, beginning March 6. The proposed budget is \$1,000.

e. PSAC and CSD updates

PSAC has not received their report from the assessor regarding the UCIPD.

CSD's ongoing book club is thriving and CSD is also providing anti-racism resources as well as partnering with other groups. <https://uhills.org/safety-and-diversity/>

f. Transportation Committee

The HRB Transportation Committee is listening to residents' concerns and working to improve safety and communications between residents, ICHA, and HRB. The Transportation Committee is planning a meeting with ICHA on 1/25 to discuss the results of the traffic study ICHA commissioned.

V. ICHA Report

a. HRB Election Update

Zach will not re-run for HRB but other incumbents up for reelection will. Another email will go to the community notifying residents about the timing of HRB nominations and election. Voting will take place in February and new members will be seated in March.

b. Construction updates

Area 12 has no further updates at this time. Area 11 is moving forward and the park areas continue to be developed.

c. Status of the Community Center and reservations

The Community Center continues to be closed at this time, but ICHA is considering for the future opening a wait list for reservations that may be canceled depending on the Covid status. Discussions were held regarding if the area can be used for some other purpose such as medical services or other essential needs while it is closed for community use during Covid.

d. Tree Trimming

ICHA is working to complete scheduled tree trimming by the end of February, but this may not be possible. The hope is to complete the tree trimming before birds begin to nest.

e. ICHA policy regarding requests from community members and committees

ICHA proposed a policy for when community groups or HRB subcommittees have a recommendation for an operational change at ICHA regarding community care, maintenance, management, or programming of UHills amenities and services. Those requests would come to the HRB; HRB would make a recommendation to ICHA; ICHA Board will note items in their board packets. The policy was approved by a quorum.

VI. Homeowner's responsibilities to their renters

ICHA has communicated with homeowners regarding following appropriate laws when renting out homes or rooms.

VII. Proposal for HRB review of Architectural Improvement requests

A proposed plan for HRB approval of submitted architectural improvement applications was approved by a quorum. The full proposal is in Appendix A. The proposed plan will take effect in 30 days, allowing ICHA to read and comment on the proposal. Any changes suggested by ICHA would need to be approved by the 4 HRB members who have agreed to review all applications, following HRB duties as outlined in the ground lease.

VIII. Tabled for Next Meeting

a. HRB will create a subcommittee to define recommendations for a suggested residential life coordinator to be considered by ICHA.

IX. Summary Statement

Agenda items included reports from the Sustainability, Entertainment, Transportation, and Welcoming and Wellness Committees; further discussion about surveying rental residents regarding representation to ICHA Rentals; approval of a system for HRB/ICHA processing Architectural Improvement Applications, approval of ICHA-proposed rules for community groups communicating with ICHA/HRB, updates from ICHA regarding electric landscaping tools, community composter; and other agenda items. More details will be included in the minutes once they are approved. Minutes are posted online at <https://uhills.org/hrb-minutes/>.

X. Adjourn

Hobart adjourned the meeting at 6:41 p.m.

Minutes submitted by Andrea Canfield

Minutes approved by a quorum

APPENDIX A

Process for the Architectural Improvement Forms:

1 - Residents should submit forms simultaneously to HRB and ICHA. The 45-day period will be tracked. This can be done in a google sheet or other format that accommodates more than one user.

2 - Four HRB members (a quorum) will review the completed forms within 15 days.

-If the group agrees, the form is approved or not approved.

-If the group of 4 does not come to a unanimous decision, the form will be brought to the HRB's next meeting as an agenda item.

3 - HRB meeting agenda would include a summary of applications submitted and decisions made, and any outstanding forms that require a vote.

-For forms that require technical expertise, ICHA's expert opinion would be solicited.

4 - Communications to residents regarding the forms should not be sent from HRB or ICHA without cc'ing the other.

This would be in keeping with the process laid out in the ground lease agreement that residents signed when taking possession of their homes; in other words, HRB would be upholding its duty to residents.

Examples of this process might be:

1/15/21 - resident submits a form requesting to paint their home in a similar color to its current color. The 45 day clock starts. The group of 4 will return their decisions within 15 days. The form is approved. 1/30/21 - HRB/ICHA would email the resident an approval. The item would not need to come to the board. This process is completed in 15 days.

1/15/21 - resident submits a form requesting to remove a tree that interferes with their solar cells. The 45-day clock starts. The group of 4 will return their decisions within 15 days. The group does not agree. 2/2/21 - The form would come to the next HRB board meeting for discussion, ICHA's advice, and a vote. 2/3/21 - HRB/ICHA would email the resident approval or disapproval. This process is completed in 19 days.