

# HRB Meeting Minutes

3/2/2021

## I. Call to order

Hobart called to order the regular meeting of the HRB at 4:01 p.m. on 3/2/2021 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), Chrissy McCormick (HRB) Andrew Herndon (ICHA), Bryce Bunker (ICHA), Kim Encinas (ICHA), Barbara Correa (ICHA) Lilli LaBuen Gillen (Entertainment Committee Chair), Ron Reid (ICHA), Reza Khalili (Narwhals), Terry LePage (Resident), Patricia Bartell (Resident), Kim Huxman (HOOT), Rebecca Tuhus-Dubrow (Sustainability Committee)

## III. Approval of February 2021 Minutes

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

## IV. Formal Welcome of New and Returning Members

### a. Statement of appreciation to our retiring board member, Zach Nelson

The HRB extended its thanks and appreciation to Zach for his service to the community and his enthusiasm and involvement on the board and on subcommittees such as the Entertainment Committee.

### b. Welcome to our new board member, Chrissy McCormick

The board is pleased to welcome Chrissy McCormick to serve.

### c. Summary of votes

The 2021 HRB Election concluded on Feb. 29 at 9 pm. This year, 20% of the community cast votes (251 ballots submitted of 1225 eligible households). The new Board will include: Sandrine Biziaux-Scherson, Andrea Canfield, Brad Conley, Chrissy McCormick, Gerald Parham, Susan Pearlman and Hobart Taylor.

Candidate	Votes
Chrissy McCormick	260
Sandrine Biziaux-Scherson	253
Hobart Taylor	240
Gerald Parham	221

## V. Committee Reports

### a. Entertainment Committee Report

The Entertainment Committee proposed a Spring Egg Scavenger Hunt with prizes awarded in a drawing, at a cost of \$100, and this was unanimously approved. A proposal was made to use the Community Center parking lot to deliver food-to-go from a vendor. This is pending ICHA's approval to use the parking lot of the Community Center. There is an additional proposal for a story walk that would be pending ICHA's analysis of safety of installing new items into the park area as well as HRB's discussion and vote.

### b. Sustainability Committee

The committee's work to require electric maintenance equipment and publicize it continues; members are working on a "Small steps" document with a list of actions individuals can take to reduce their environmental footprint; they are considering sending a "green tip of the month" to residents.

There is a communal compost bin on the corner of Pauling and Coltrane. Another idea regarding composting is that residents who do not have backyard composts or green waste bins could connect with those who do and are willing to take food scraps from others.

A state law that requires all cities to have a program for collecting and recycling food waste in place and operational by the beginning of 2022. The committee requests that ICHA determine if it is legally obligated to contract for food waste collection.

The HOOT group has identified ten trees in the neighborhood for nesting boxes. The boxes are built. The next step is to get approval for these trees from ICHA. They are

waiting for ICHA for this approval and for a cost assessment of switching to snap traps. The committee requests that ICHA carry out their parts of this process expeditiously, especially given the time constraints of nesting season.

The committee discussed creative recycling and possibly requesting to link to Waste Management's web page on the UHills website to inform residents about what can be recycled and what can't.

### c. Transportation Committee

Striping on Area 11 streets is underway, marking parking spaces on the street and indicating safe parking distance from stop signs. The process is not yet complete and the outcome will be revisited when it is fully completed.

### d. W2 (Welcoming and Wellness) Committee

The Village Project database is still being developed. The next steps would be beta testing and a demonstration of this vehicle for neighborhood communication and networking for safety, administration, and entertainment.

### e. PSAC and CSD updates

The PSAC external review of UCIPD has been completed and is available at [https://psac.uci.edu/\\_pdf/psac-report-evaluation-of-ucipd-02.22.2021.pdf](https://psac.uci.edu/_pdf/psac-report-evaluation-of-ucipd-02.22.2021.pdf). CSD's ongoing book club is continuing, and CSD is also providing anti-racism resources as well as partnering with other groups. <https://uhills.org/safety-and-diversity/>, while meeting to continue discussions of the executive committee, coordinator position, and mission statements for the group.

## VI. Narwhals Swim Team Update and Proposal

The Narwhals have not been using the pools for team practice during Covid, but they have new safety protocols and would like to resume using 4-5 lanes from 3-6:30 p.m. on weekdays and 3 weekends (dates TBD) from 8 am to 3 pm, as in previous years. Having dedicated swim times for the team would reduce the number of parents who would need to be present and make social distancing easier. There would be a maximum number of 120 swimmers allowed on the team. One or two lanes would remain unused to accommodate other swimmers. The swim meets would be Narwhals only, without other teams traveling to the pools. The meets in previous years had ended earlier than 3 and that is expected to be the case this year as well. One board member noted that the meets may be better received by residents near the pools to begin meets later than 8 a.m. **One board member also expressed concern for the amount of lanes being used. Reza acknowledged the concern and in spirit agreed to keep it to 3 lanes.**

NOTE: THIS SECTION OF THE MINUTES HAS NOT BEEN APPROVED BY ALL HRB MEMBERS.

## VII. Report on Architectural Improvement Applications

A Google Sheet was created for ICHA and HRB to process submitted Architectural Review Forms. HRB and ICHA will begin using this form in February for incoming Architectural Improvement Applications beginning February 5. All current applications are pending action from ICHA. HRB will assist in uploading some documents so all applications can be evaluated by HRB.

## VIII. ICHA Report

### a. Update on rodent control alternatives

ICHA's current costs for pest control of all pests including rats is about \$25,000 annually. In an experiment to use snap traps in a prior year, ICHA determined the relative cost of snap traps to bait boxes. The cost in a test area of using 100% snap traps was \$5,560 for 2 months, and the number of rats killed were fewer than the estimate of rats killed by the same number of boxes containing vitamin D<sub>3</sub> rat bait. To go to a 100% trapping program, the cost would be about \$73,000 a year. Another option would be (A) half traps and half baits (266 total stations) or (B) would be 25% trapping and 75% baiting for a cost of about \$20,000 annually. A phased approach that ICHA would like to recommend is to begin with option B, place nesting boxes for owls, and in the next year move to option A, then if owl boxes are successfully occupied, and then by FY 2024-2025 to move to 100% trapping, with an appropriate budget increase and gauging the rodent activity.

### b. ICHA request for language changes to the renter representation survey

The changes to the rental representation survey were approved with some minor grammatical changes. See Appendix A.

### c. Area 12 Update

The UC Regents previously requested that ICHA increase the population density while maintaining the suburban lifestyle of homes. ICHA has been asked to prepare a plan that could accommodate what is desired by those on the list as well as the Regents' request to maximize the number of homes. There will be a follow up meeting for HRB members and a public webinar on 3/10/21.

### d. Heated Pools Request Update

A published process will be useful to these and other residents who have requests to ICHA for changes in policy or infrastructure that should be presented first to HRB for consideration. The policy has been written and approved and will be posted online. Then the HRB will reach out to the groups advocating for changes to the swimming pools to present proposals to HRB.

#### e. Tree trimming timing clarification

ICHA reports that tree trimming is complete for the year. A few trees will be exempted from trimming in part because the tree-trimming company was heavily impacted by Covid.

### IX. Executive Session/ Meeting Review and Old Business

#### a. Subcommittee for Proposed Residential Life Coordinator

Susan, Gerald, and Andrea will serve on this committee to develop a job description for a potential residence life coordinator position in ICHA office. Chrissy has also agreed to serve on the committee.

#### b. HRB Budget Requests

Ideas for future projects include welcome baskets for new residents, installing Little Free Library kiosks, ping pong table(s), items to be used in a future Teen Hangout area, and organized community programming.

### X. Summary Statement

Agenda items included a farewell to Zach Nelson and welcoming new board member Chrissy McCormick; reports from the Sustainability, Entertainment, Transportation, and Welcoming and Wellness Committees; finalizing a survey of rental residents regarding representation; continuing the new system for HRB/ICHA processing Architectural Improvement Applications, Area 12 updates, 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/>.

### XI. Adjourn

Hobart adjourned the meeting at 6:25 p.m.

Minutes submitted by Andrea Canfield

Minutes approved by a quorum. Section VI was not approved by all HRB members.

## APPENDIX A

Dear Rental Resident:

The HRB needs your input! When it was formed, the HRB's sole purpose was to review and provide feedback on architectural plans to ICHA to ensure that the community being built would reflect the preferences and needs of its residents. Over time, the HRB has taken on a broader role that now includes initiatives ranging from entertainment/events to environmental sustainability to diversity/inclusivity and other matters of importance to residents -- in short, we are now building community, not just providing input for home construction plans and remodeling requests.

In the spirit of representing the interests and needs of all University Hills residents, we would appreciate input regarding how much you feel renters should have a voice in our community. Specifically, the HRB's committee on rental representation is seeking input regarding what group, if any, can/should represent rental residents within the University Hills community. Please bear in mind that while rental residents may run for and serve on the HRB, they do not participate in voting for HRB members (since the HRB was established under provisions of the ground sublease that governs home ownership in University Hills).

With the goal of being more inclusive and representative of all University Hills residents (not just owners), please select the option below that best represents your views on the matter:

1. Do you think renters should have formal representation?

If yes, select one of the following:

Renters should:

- a. Elect representatives to a new Rental Representative Board
- b. Elect representatives to the existing HRB (Homeowners Representative Board)

If no, thank you for your time.

Thank you for your time and support.

HRB

*A and B should be randomized. Three weeks should be allowed for responses.*