

**MINUTES  
REGULAR MEETING  
HRB  
April 6, 2021**

**Primary Location: Zoom Meeting**

**PRESENTATIONS TO HRB BY RESIDENTS AND GROUPS**

HRB welcomes participation at the Board meetings. To assist you in the ease of speaking/participating in our meetings, the following guidelines are provided.

- If you wish to speak on any agenda item or other matter, you can request to be placed on the agenda under the resident communication heading.
- The “resident communications” portion of the HRB meeting is set aside for residents or groups to raise issues that are not specifically on the agenda. To ensure time to hear all residents and address old and new business, the HRB will listen to your presentation, but not vote on any matters until further discussion in Executive Session. Each presentation is limited to 5 minutes with 5 minutes for questions and answers. Total time allotted to non-agenda items will be limited to 20 minutes. The Board may use Executive Session to discuss and vote if a vote is needed; or the Board may: request further information from the resident and group to be provided at the next meeting; request that ICHA staff contact the resident if it is an ICHA matter; refer the issue to the ICHA Board; or refer the matter to the relevant subcommittee.
- With regard to items that are on the agenda, residents will be given an opportunity to speak for up to 5 minutes when the Board discusses that item.
- Residents attending meetings over Zoom should type their name into the chat and note whether they are there for an agenda item or for “resident communications.”

## **I. PRELIMINARY**

### **A. CALL TO ORDER**

Meeting was called to order by the Board Chair at **4:03 P.M.** via Zoom.

### **B. ATTENDANCE**

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), Chrissy McCormick (HRB), Andrew Herndon (ICHA), Kim Encinas (ICHA), Lilli LaBuen Gillen (Entertainment Committee Chair), Reza Khalili (Narwhals), Mark Warshauer (Narwhals), Anne-Marie Grill (resident), Terry LePage (Resident), Patricia Bartell (Resident), Kim Huxman (HOOT), Rebecca Tuhus-Dubrow (Sustainability Committee) Joseph Jenkins (Resident), Rossella Santagata (Resident)

## **II. COMMUNICATIONS**

***A. RESIDENT COMMUNICATIONS:*** *Residents in attendance may present on non-agenda items for 5 minutes with 5 minutes for questions and answers. The total time for this purpose should not exceed 20 minutes.*

### **i. Request to establish new community group: Uni Hills Pool Lovers**

Residents Joseph Jenkins and Rossella Santagata requested official recognition from HRB of a community group. See Appendix 1 for the full proposal.

### **ii. Mural Project**

Chair of the Entertainment Committee Lilli LaBuen Gillen and resident Anne-Marie Grill presented a proposal for an anti-racism mural project.

***B. CHAIR REPORT:*** *This is a report from the HRB Chair of matters of interest from the past month.*

PSAC is reviewing several policies including use of force, whether retired officers can carry concealed weapons, and other public safety issues. CSD book group continues successfully.

### **III. Approval of Previous Board Meeting Minutes**

The March 2021 minutes were approved by a quorum. The minutes are posted online.

### **IV. Election of Officers**

The following were elected as HRB officers.

Sergeant at Arms/Timekeeper: Chrissy McCormick  
Secretary/Communications Coordinator: Andrea Canfield  
Chair: Hobart Taylor

Vice Chair and Treasurer offices were considered and nominations are pending until all HRB members are present.

### **V. COMMITTEE REPORTS**

#### **A. Entertainment**

A report was prepared by the Entertainment Committee on ongoing events in planning, an Easter Scavenger Hunt, Uhills Grab & Go Grub, the I Had No Idea! talk series, Movement Matters with Sakina Ibrahim, UHills photo contest, and an open call for volunteers in the ICHA email newsletter.

#### **B. Sustainability**

i. A report was prepared by the Sustainability Committee and is included in Appendix 2.

ii. ICHA notes that a second electric mower is planned to be purchased and options for electric blowers are being considered because the batteries of the current models do not last long on a charge. ICHA is looking into adding charging stations throughout the community for electric leafblowers.

#### **C. W2**

HRB members are beginning to beta test the software for the Village Project.

#### **D. TRANSPORTATION Committee**

i. A resident on Schubert has identified an area where parked cars can obscure oncoming traffic coming down Russell. Solutions are being considered, including painting the curb red near the stop sign.

- ii. A poll is going to Area 11 residents asking whether speed humps are preferred on individual streets. <https://icha.uci.edu/area11trafficproject/>

## **VI. ACTION ITEMS**

### **A. OLD BUSINESS REQUIRING VOTES/DISCUSSION**

#### **i. Formal Request defining responsibilities of Res/Life Coordinator**

A request was made to approve a job description for a residence life coordinator position, or community liaison, who would work for ICHA and focus on preparing entertainment, enrichment, and educational opportunities for UHills residents. This was voted on and passed.

#### **ii. Narwhals request Re: Coltrane Pool**

The Narwhals are requesting an additional 2 lanes over what was previously approved by the HRB, increasing to 5 lanes from the 3 lanes requested by the HRB. Due to social distancing requirements of Covid, the Narwhals would prefer to have more distance between swimmers.

### **B. ICHA REPORT**

- i. Area 11 wind sculptures have been installed in the park.
- ii. A cluster mailbox was forced open but no mail theft has been reported to UCIPD.
- iii. A new mailbox for outgoing mail will be installed in the Community Center parking lot.
- iv. The Community Center will remain closed during the orange tier if Covid.
- v. Renter Representation Survey  
There were about 100 respondents to the survey, with a mix of rental residents and homeowners. A majority of those who responded were in favor of renter representation and having renter representatives serve on HRB. Survey issues were present and results should be considered carefully.
- vi. Area 12 update  
Some questions and answers are available from ICHA here: <https://icha.uci.edu/area12/>.

## **VI. EXECUTIVE SESSION**

**A. NEW BUSINESS REQUIRING VOTES**

See the "Record of Motions and Votes" for outcomes.

**B. Discussion/CPEC/Budget/Meeting Structures**

**VII. ADJOURNMENT**

The meeting was adjourned at **6:30 P.M.**

**Minutes prepared by: Andrea Canfield**

**Minutes approved by a quorum**

**RECORD OF MOTIONS AND VOTES**

Motion: To approve a position description for a proposed new housing liaison/resident life coordinator HRB is requesting from ICHA.

Seconded and passed.

Motion: To allow the Narwhals to use 4 lap lanes during the arranged practice times. This is fewer than the pre-covid amount of lanes allotted.

Seconded and passed with one abstaining.

Motion: UHills Pool Lovers should be a recognized community group and able to communicate with ICHA and be allowed to post community group content online.

Seconded and passed.

Motion: To approve the tentative budget of \$12,400 for the initial mural in the mural project.

Seconded and passed.

Motion: to extend Executive Session time to one hour from 30 minutes, beginning Executive Session at 5 p.m.

Seconded and passed.

Other votes: To delay the vote on the Storybook project until the new fiscal year.

## APPENDIX 1

Formal Request and Recommendation for Operational Change, directed to the University Hills Homeowner Representative Board (HRB)

Dated April 6, 2021

This is a request and recommendation, submitted by Rossella Santagata and Joseph Jenkins, directed to HRB, for consideration at its April 6, 2021, Board Meeting. It is hereby requested and recommended that the HRB Board:

(i) formally recognize, as a “UHills Group,” including “UHills Group” status on the HRB website, the community group we have recently formed, along with 112 documented petitioners (a link to “the Petition,” including its current 112 signatories, is provided here below), called “Uni Hills Pool Lovers”; and

(ii) recommend to ICHA that it consider the Petition, along with the results of the upcoming ICHA Amenities Survey, relating to Los Trancos Pool and Park, as a valid expression of widespread community interest and concern, that SWIM SPACE BE ADDED AT LOS TRANCOS, equivalent to the swim space of the current Coltrane Pool.

“Uni Hills Pool Lovers” Group was recently founded by ourselves, Rossella Santagata and Joseph Jenkins. The goal of this Group is to help both HRB and ICHA, by gathering suggestions from our residents, as to how the pools are serving our community and how they might be improved. We especially want to seize the opportunity, during which Los Trancos Pool will be closed in any event

for construction, to address design and crowding issues, both present and foreseeable. Areas in which such suggestions might be helpful include, for example, implementing scheduling and/or designating different pools for different primary uses (one resident suggests, for example, that Urey, with slightly warmer temperature, might be sometimes designated as primarily for use by older and less able pool exercisers). We would also like to solicit more suggestions, as to the design of additional swimming space.

Before founding “Uni Hills Pool Lovers” Group, the two of us purchased a Uni Hills Home, in 2011, nearby Los Trancos Pool. In the intervening ten years or so, 692 new homes have been built, south of California Avenue, but only one new pool (Coltrane). Before that, there was one pool for every 339 homes (Los Trancos, Urey, and Gabrielino Pools). We reported this to HRB and ICHA, in much more detail, via email on February 26. We can personally attest, as a family that regularly swims its laps, that Los-Trancos-Pool crowds have already much increased, probably based on the burden of all these new homes. Yes, we could swim our laps at night, when the crowds die down, or only on cold days. But that is not what pools are usually built for; community pools are built in Michigan too, where there are few months in the year these can be used. Crowding isn’t measured by averaging in the times when few residents would want to use a pool; it is measured for the times when it’s hot outside and people use the pool to cool themselves off. And there’s every indication that hotter times are coming.

Now ICHA proposes to build, in addition to all that, 146 full-sized homes (replacing 100 smaller rental units). These proposed homes are densely packed in; much of the construction is three stories tall. And all of it is right next to Los Trancos Pool. Not only will the crowds increase even more, the risk of accident will also grow -- especially for older residents, swimming for their health, but

vulnerable to exuberant youth. Moreover, as planet Earth heats up, our adding community pool space to help us all cool off -- as alternative to polluting with home air-conditioning -- becomes ever more clearly responsible planning.

Los Trancos Pool already will be closed for 9 months, during all this new construction. The existing pool is old and is scheduled to be refurbished. Now is the time to ADD SWIM SPACE AT LOS TRANCOS, to avoid a second shut-down and enjoy construction savings. Let's bring in pool designers to sketch out what makes sense, to add swim space that's versatile -- including for training of kids, in the beneficial habits of swimming for a lifetime. All of us, lane swimmers, families at play, water exercise groups and those just cooling off, deserve facilities where there's room for everyone.

A private pool for one home can be called a luxury. But neighborhood pools are a wholesome and practical resource. And the cost of building added swim space at Los Trancos is inconsequential. Over the 30-year life of the pool, the impact of this cost spread out to our monthly assessments, shared equally by our 1700+ homes, could not possibly exceed \$1.67 a month. And this assumes a wildly high estimate: one million dollars (\$1M) increased construction costs, just for us to ADD SWIM SPACE AT LOS TRANCOS. It will likely be far less. What sense would it make to skimp on this addition, in the midst of the refurbishing and remodel-upgrades that are already programmed for this pool?

How will we respond if we don't do this, and then our summer temperatures go up as the science predicts? Will we say we felt constrained by the dollar sixty-seven a month?

Respectfully submitted,  
Rossella Santagata and Joseph Jenkins

# Sustainability Committee Report

## A. Food waste

There are several developments underway related to food waste. One small step is that the demonstration communal compost bin is up on the corner of Coltrane and Pauling, next to Sabine's butterfly garden. At least two residents, including committee member Senait Forthal, have been using it.

Senait has informed the committee of a new law, [SB 1383](#), that requires cities to begin collecting and recycling food waste. In our case, since our waste collection services are overseen by ICHA and not the city of Irvine, ICHA would be responsible. A program needs to be set up by January 2022. However, we are not aware of any plans on ICHA's part to do so, and we do not know if they are aware of their responsibility.

A week or two before this meeting, Senait and Becca Tuhus-Dubrow attended a Zoom meeting with representatives from Waste Management, who explained the options for University Hills. They could collect our food waste in addition to our trash and recycling. Residents would put food waste in the green waste bins that some of us already have. Then WM would take the food waste to a facility where it can be converted into energy.

Another option Senait brought up is CR&R, a company that picks up waste, including food waste, from Costa Mesa. They might be preferable because their model, which actually composts the food waste instead of converting it into energy, might be more sustainable than WM's approach.

Our understanding is that we do not have a contract with WM—that is, ICHA can terminate the relationship at any time. That may give us more flexibility as well as more negotiating power in making demands of WM.

Another possibility would be to try to keep the food waste in the neighborhood and compost it in a central location. The advantages would be possibly avoiding the need for a vehicle to collect the waste (because at least some people could deposit the food scraps by foot) and keeping the final product of the compost within the neighborhood. Becca, Katrine Whiteson, Lurette Forrest, and other neighbors recently visited the Great Park, where a man named John Craig runs a wonderful [worm farm](#). Instead of or in addition to contracting with a company for food waste collection, we might think of ways to involve John. This could mean having him give a presentation to residents who are interested

in learning to compost in their backyards, and/or hiring him to manage a worm farm in the neighborhood.

We agreed that we should talk to ICHA about these possibilities to determine what our options are and decide on our preferences.

**Action item:**

-Becca to email Kim and Andrew to schedule a meeting.

## B. HOOT Group

Kim Huxman provided an update from the HOOT Group. She reported that at the last HRB meeting, Andrew Herndon presented a proposal to gradually remove poison bait stations from the neighborhood. There are currently around 400 stations. Over a four-year period, ICHA's plan is to reduce them by 25% and replace them with enclosed snap traps.

The HOOT Group wants to install barn owl nesting boxes. They have eight ready to be installed, and have already chosen locations. ICHA's plan stipulates that in the first year, half of the boxes must be occupied by nesting pairs. If not, they won't proceed with the plan to continue phasing out the poison bait stations.

Although the group is happy that ICHA is willing to stop the poisoning, they do not support this contingency plan, because it is not possible to predict or control whether an owl is going to occupy a box. The HOOT group wants to completely remove bait stations without conditions.

They have an alternative proposal, which is just to stop doing the poison bait cold turkey. Sabrina LaRoca reached out to a company that could put out snap traps and remove the poison. The quote she got from them was \$108,000, about half what ICHA says its plan would cost.

Kim, Patty, and Sabrina emphasized that there are some key steps we should be taking to diminish the rat problem in the first place: put lids on trash cans, harvest fruit off of trees, reduce harborage (i.e., cut back excessive and overgrown vegetation). All of this is "rat-proof 101." OC Vector Control has won awards for implementing these approaches. There is also a repellent made out of essential oils that we could spray near trash cans.

**The Sustainability Committee supports the HOOT Group and urges ICHA to accept their proposal.**

## C. Switching to electric maintenance equipment

We have not made much progress on this since the last meeting, but it remains a top priority. Becca and Senait noted that both the city of Irvine (Green Ribbon Committee) and the state of California (CARB) are considering plans to incentivize or compel this switch.

In general, we favor transitioning to native species that require little to no maintenance, which would reduce the need for maintenance equipment of any kind to be used. It might also help with the rat situation.

## D. OC Goes Solar

Senait gave the committee an update on OC Goes Solar. They just sent out an RFP to about 30 contractors who have worked in the area. They will form a selection committee, made up of UHills residents, to select one or more contractor(s). Then they plan to hold the first workshop in early May.

Senait reported that OC Goes Solar has also started doing work in low-income communities. They are partnering with Grid Alternatives LA to do a few homes this summer.