

**MINUTES  
REGULAR MEETING  
HRB  
May 4, 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 the 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 **4:07 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 Communications), Sandrine Biziaux-Scherson (HRB), Susan Pearlman (HRB), Chrissy McCormick (HRB Timekeeper), Andrew Herndon (ICHA), Kim Encinas (ICHA), Kim Huxman (HOOT), Linda Tacy (HOOT), Patricia Bartell (HOOT) Jon Goetz (ICHA General Counsel), Victor Van Zandt (ICHA), Kaeleigh Hayakawa (UCI CARE office)

## **II. PRESENTATION BY ICHA GENERAL COUNSEL ON LEGAL CONSIDERATIONS RE: RENTER REPRESENTATION**

Subsequent to the community survey offering a preliminary indication that residents support representation for renters, the ICHA General Counsel, Jon Goetz, offered information regarding whether a name change of HRB from Homeowner Representative Board to Housing Representative Board is feasible under the terms of the ground lease, and whether non-residents are allowed to vote in HRB officer elections.

Any changes to the property rules and regulations, which designates that HRB members are representative of homeowners, and that HRB is called Homeowner Representative Board, would need to be approved by more than 50% of total homeowners in a vote. Changes to the ground lease require approval by each homeowner.

Can the HRB name be changed, is a complex question because of the insurance and protections given to the HRB members by name, and changing the name of the group may have an impact on other protections in the documents.

The HRB's primary official role is overseeing the architectural improvements of University Hills existing homes. Further duties can be voluntarily taken on by the HRB but are not explicitly controlled by the ground lease or property rules and regulations.

A question was raised regarding the HRB name being different in the Whitman and Schubert condo CCRs. The counsel will advise at a future time on this.

## **III. 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. HOOT Group**

The HOOT Group has offered a response to ICHA and an alternative plan to phase out bait boxes for rodent population control. See appendix 1.

**ii. UCI-CARE (Campus Assault Resources and Education)**

This campus office has advocates who can work with university affiliates such as University Hills residents.

**IV. Approval of Previous Board Meeting Minutes**

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

**V. Election of Officers**

Nominations were accepted for the office of treasurer. Susan Pearlman was nominated and elected as HRB treasurer.

**VI. COMMITTEE REPORTS**

**A. Entertainment**

A report was prepared by the Entertainment Committee on ongoing events. See Appendix 2.

It was requested that ICHA arrange an ice cream truck. This is pending information about in what tier of covid restrictions this can be accommodated.

**B. Sustainability**

The Sustainability Committee will meet subsequent to this HRB meeting and provide a report in June.

ICHA reports that more than 90% of the grounds are being mowed by electric mowers.

**C. W2**

W2 is testing the software and considering the project's scope & next steps.

**D. TRANSPORTATION Committee**

Signs are in place to encourage traffic calming on Turing and other streets in Area 11. More information is available here:

<https://icha.uci.edu/area11trafficproject/>

## **VII. ACTION ITEMS**

### **ICHA REPORT**

**A.** Los Trancos recreation survey has had about 220 responses and the survey will close tomorrow. Part 2 of the survey will be to rank the amenities requested.

**B.** ICHA's Community Center reservation program is now open, and the buildings can be used beginning June 15. Only one room per day can be used. Reservations for community rooms are for resident events only and no community events at this time ICHA offices will be open for appointment only to start.

**C.** Uni Hills pool lovers group has a page and an invitation to see their page went to all residents.

## **VIII. EXECUTIVE SESSION**

### **A. NEW BUSINESS REQUIRING VOTES**

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

## **IX. ADJOURNMENT**

The meeting was adjourned at **6:24 P.M.**

## **RECORD OF MOTIONS AND VOTES**

Motion: To request that ICHA respond to the HOOT group powerpoint regarding snap traps, per the community group policy.  
Seconded and passed.

Motion: To vote Susan Pearlman in as a treasurer.  
This was seconded and passed.

Motion: To request responses in writing from ICHA General Counsel pertaining to the Renter Representation issues discussed at the meeting.  
Seconded and passed.

**Minutes prepared by Andrea Canfield**

**Minutes approved by a quorum**

**APPENDIX 1**

**PROPOSAL: Rat Reduction Strategy for Uhills (4- 6-2021)**

**FROM: Uhills HOOT Group**

**Summary:**

HOOT believes that the current rat-reduction strategy employed by ICHA is insufficient to warrant continuation in Uhills. The current strategy relies on using poison bait which has been shown to be ineffective due to the “bait box cycle” (<https://www.raptorsarethesolution.org/wp-content/uploads/2013/08/Bait-box-scum-diagram.pdf>). We have proposed replacing the 266 poison bait stations located throughout the common areas maintained by ICHA with 5 methods that will prove more successful than the current strategy of poisoning. Specifically, we would like to see 1) the introduction of natural predators (owls), 2) the use of enclosed snap traps, 3) the strategic use of deterrent sprays, 4) the installation of secured trash cans or retrofitting of current trash cans, and 5) revised landscaping efforts aimed at reducing food and harborage. We believe that this can be done affordably and with minimal impact on residents of Uhills.

**Background:**

On March 2, 2021, Andrew Herndon presented a proposal (ICHA Plan) to the HRB for reducing the use of cholecalciferol and increasing the use of enclosed snap traps over a 4-year period. In short, ICHA has agreed to change their rodent reduction strategy and they are willing to spend more money to do so.

The difference between the ICHA plan and our goals at this point involve the rapidity with which we eliminate poison bait stations and the contingencies for that action. ICHA’s plan to slowly reduce the use of poison may not be successful, in part because it does not interrupt the bait box cycle (reliance on poison). ICHA’s plan also includes a contingency involving the occupation of owl boxes by barn owl pairs. Specifically, moving to the next phase (less poison/more snap traps) is contingent upon increasing owl box occupancy. While this contingency looks good on paper, it ignores the simple fact that it is not possible to predict when the boxes will be occupied, how long it will take to establish a larger population of barn owls in Uhills, or the forage distances employed by resident owls. HOOT is committed to installing and moving boxes to maximize occupancy. The establishment of a thriving owl population is our goal. No contingency will make that happen faster. Nor will Uhills be left undefended as we wait for the owl population to become established. The snap traps will be in operation and unlike the poison bait stations, the snap traps can kill rodents without the possibility of killing owls.

**Project Proposals:**

*ICHA’s Plan* - Currently, ICHA spends \$14,688 annually to maintain 266 poison bait stations in Uhills. Over 4 years, the rodent management costs ICHA \$58,752. Their plan for phasing out poison bait stations increases expenditures to \$205,532.

| FY    | Poison      |           |            | Snap Traps  |           |            | Box Occupancy                  | Total Annual Cost |
|-------|-------------|-----------|------------|-------------|-----------|------------|--------------------------------|-------------------|
|       | Annual Cost | #Stations | #Visits/mo | Annual cost | #Stations | #Visits/mo | in order to move to next phase |                   |
| 21-22 | \$11,016    | 200       | 1          | \$18,350    | 67        | 4          | 50%                            | \$29,366          |
| 22-23 | \$7,344     | 133       | 1          | \$36,700    | 133       | 4          | 90%                            | \$44,044          |
| 23-24 | \$3,672     | 67        | 1          | \$55,050    | 200       | 6          | 100%                           | \$58,722          |
| 24-25 | \$0         | 0         | 1          | \$73,400    | 266       | 8          |                                | \$73,400          |

**\$205,532**

*HOOT Plan* - The box occupancy contingency is eliminated in this plan and a more rapid shift to snap traps is proposed. With an eye toward cost containment, are evaluating a bid for the installation and maintenance of 200 snap traps from a pest management company not used by ICHA.

| FY | Poison | Snap Traps | Box |
|----|--------|------------|-----|
|----|--------|------------|-----|

|       |             |           |            |             |                       |            | Occupancy  | Total Annual Cost |
|-------|-------------|-----------|------------|-------------|-----------------------|------------|------------|-------------------|
|       | Annual Cost | #Stations | #Visits/mo | Annual cost | #Stations/<br># Traps | #Visits/mo | % Occupied |                   |
| 21-22 | \$7,344     | 133       | 1          | \$41,700    | 200/400               | 4          | N/A        | \$49,044          |
| 22-23 | \$0         | 0         | 0          | \$37,500    | 200/400               | 4          | N/A        | \$37,500          |
| 23-24 | \$0         | 0         | 0          | \$37,500    | 200/400               | 4          | N/A        | \$37,500          |
| 24-25 | \$0         | 0         | 0          | \$37,500    | 200/400               | 4          | N/A        | \$37,500          |

**\$161,544**

**1**

In addition to the introduction of owls and the use of enclosed snap traps, we would like to see Uhills move away from a chemical dependent pest management program and implement a true Integrated Pest Management (IPM) approach. Specifically, we recommend that \$20,000 be spent each year for the next 4 years making permanent changes to Uhills infrastructure and groundskeeping protocols:

1. replace all trash cans with receptacles that exclude foraging animals
2. harvest ripe ornamental fruit in Garden Park and long Gabrielino between California and Pauling, remove and/or cut back overgrown vegetation or dense shrubbery (e.g., ivy on many slopes)
3. the strategic use of deterrent sprays. Members of the HOOT group are investigating various deterrent sprays made from essential oils. These sprays could be used on hard surfaces (walls, trash cans, base of BBQ's) to repel rodents.

**Measuring success:**

Inasmuch as this is real life (and not a tightly controlled experiment), we will likely have to be content with measuring success with a little data (e.g., body count from snap traps) and some general sense as to whether things are better, the same, or worse. The latter will likely be subjective accounts by residents of Uhills (e.g., I see less rat scat in my yard, fewer reports of chewed wires in cars, fewer infestations in attics). That said, we welcome the involvement of anyone who can help us evaluate these changes as we proceed. The sooner the bait boxes are removed, the sooner our neighborhood will be able to get out of the bait box cycle.





## **APPENDIX 2**

Entertainment Committee Report: May 2021

The Entertainment Committee continues to meet on the first Monday of each month. We are currently looking for someone to take on EC Chair. Our events until the CC opens up: Photo contest, Uhills Grab & Go Grub, Movement Matters (in collaboration with Welcoming and Wellness). Please see updates below.

Updates:

- Storywalk: postponed to summer/next fiscal year. Is there a formal announcement when proposals are approved/no approved?
- Photo contest continues through the 15th. Sandrine is organizing and is the main contact.
- Uhills Grab and Go Grub:
- May is TBD, hopefully this week it might be Pinoy Pam (filipino food)
- June: Cocina Mamitay (Andrea will coordinate)
- July: Alta Baja (Delilah Snell): Vegan Pozole or Pork Pozole with cornbread
- **I Had No Idea**: on hiatus till September
- Mambo Moms: A total of 21 rsvp'd but only 7 showed up. Feedback was extremely positive. Perhaps holding it in the morning would've had a better showing
- Moving Matters for Seniors (title tbd): July 10th 12pm (we should change time?)
- Volunteers: We placed an open call for volunteers and will continue looking for a chair.
- We are limiting events until the community center opens up again. Events we will continue to hold: Uhills Grab and Go Grub, Movement Matters (in conjunction with Welcoming and Wellness).
- Can we hold "Courtyard Trivia Night in June?"

- Can we host a summer concert with Zach's band, Madhouse? If so, when? July?
- Ice Cream Truck: can we have an ice cream truck come through our neighborhood (self-pay) during Memorial Day Weekend or last day of school (June 4) for IUSD. Please advise.

Proposed schedule:

May: Photo Contest, Uhills Grab & Go Grub, Ice Cream Truck end of the month?

June: Uhills Grab & Go: Cocina Mamatay, Courtyard Trivia Night?

July: Movement Matters for Seniors, Uhills Grab & Go, Summer concert featuring Madhouse?

August: Movie at the Park? Uhills Grab & Go: Cocina Mamatay, (Uhills HRB/CSD/ICHA Diversity through Art Mural #1)