

**MINUTES
REGULAR MEETING
HRB
June 1, 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 Communications), Sandrine Biziaux-Scherson (HRB), Susan Pearlman (HRB Treasurer), Chrissy McCormick (HRB Timekeeper), Andrew Herndon (ICHA), Kim Encinas (ICHA), Barbara Correa (ICHA)

II. Approval of Previous Board Meeting Minutes

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

III. EXECUTIVE SESSION

Review of FY20-21 expenditures

Q: Can the money remaining for the fiscal year be encumbered?

A: No. Fiscal year monies must be spent and items utilized in the current fiscal - year with current ICHA policies.

A. Mural project \$12,500 in current FY?

Action item for Gerald: send ICHA an updated proposal. Only art supplies can be purchased in the current fiscal year.

B. Welcoming and Wellness (W2) Village Project (TVP) \$10,500 in current FY? Action item for Susan: determine costs during this fiscal year and forward to ICHA.

C. FRESH Food Fair July 25 \$950 Grant

Motioned, seconded and passed. Action item for Andrea: provide proposal and receipts to ICHA for reimbursement.

D. Little Free Library structures to be installed in UHills with an approximate cost of \$1,170. [Later increased to accommodate 4 kits]. Action item for Kim/Andrew/Andrea: meet to determine design and location.

E. Entertainment Committee \$4,000 for summer concerts. Action item for Entertainment committee: determine what events will be held during this fiscal year and adjust the proposal.

F. Entertainment Committee Photo contest \$400 for prizes.

G. Kiosks/A-Frames - Some current frames need replacing. ICHA will pay for these rather than HRB. Action item for ICHA: Replace broken A-frames.

IV. COMMUNICATIONS

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

No residents were present.

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

PSAC has sent a letter to the counsel for UC asking that they contact experts to consult regarding negotiating university police contracts.

V. COMMITTEE REPORTS

A. Transportation Committee

Transportation committee met and will follow up on several topics, including discussion of traffic calming measures in Area 11. ICHA is following up with fire and police to ensure the measures do not negatively impact safety.

B. Entertainment Committee

i. Photo contest results will be announced soon. Participation was increased by 50% compared to last year's participation.

ii. A report was prepared by the Entertainment Committee on ongoing events. See Appendix 1.

C. Sustainability Committee

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

D. Welcoming and Wellness (W2)

The recent focus of the W2 committee has been on the Village Project and enlisting the aid of a developer who will, in the initial discovery phase, work with W2 to collect community data, collaborate further with the Director of Emergency Management and explore integration with ICHA's CRM software. W2 will use findings from the discovery stage to create the final Scope of Work agreements and move on to the next steps of the engagement process.

VI. ICHA REPORT

A. Urey Pool Closure

Due to an accident in the Urey swimming pool, the pool was closed temporarily and will be reopened after chemical treatment. The youth involved has been reported to have recovered.

B. ICHA software

i. Zot Alert system

Up to 5 individuals can sign up for Zot Alerts under one UCI Net ID. This is helpful for campus security updates as push notifications.

ii. ICHA is seeking property management software to aid in community management that may overlap with the Village Project and assist residents and HRB in a smooth process through submitting and approving architectural improvement applications.

C. Area 12 update

The most recent update for Area 12 was in the Chancellor's Town Hall meeting, in which he noted that the remaining land must be used wisely and built at a higher density if possible. <https://vimeo.com/547646184> No current plan for Area 12 has been approved by the Regents.

Several HRB members asked ICHA whether current residents could be polled to ask about features of their floor plans that they might like or not like about their current floor plans, for reference for ICHA in developing new areas. This is pending ICHA's response.

Action item for ICHA: Can current residents be polled anonymously to gather feedback about what residents like/dislike/prefer in housing options? This information regarding current resident preferences will inform HRB and may also be of use to ICHA.

D. Los Trancos Survey Part 2 Coming Soon - There will be more information in the ICHA newsletter.

E. ICHA response to HOOT request for snap traps versus rodenticide bait boxes can be seen in Appendix 3.

F. A Community Liaison position is being considered to begin around September 2021.

G. Reopening the community will be addressed in future ICHA messages to the community. No details were available.

VII. DISCUSSIONS TABLED UNTIL JULY MEETING

A. CERT (FEMA) and emergency management

B. UCI CARE Green Dot Bystander Intervention and UHills

VIII. ITEMS PENDING FOR ICHA ATTENTION FROM THIS AND PREVIOUS MEETINGS

- A. Provide HRB with rodent control proposal via email to be included in minutes as an appendix.**
- B. Provide letter from ICHA Counsel regarding rental representation.**
- C. Provide to HRB information from ICHA Counsel regarding misnomers for HRB used in condo CCRs and its effect on liability and HRB involvement in condo architectural improvement applications.**
- D. Provide update regarding racoon-proof trash can lids.**
- E. Provide update regarding lockers in swimming pool areas.**
- F. Provide an update to the Transportation Committee regarding the red curb painting request for Russell/Schubert corner.**

IX. ADJOURNMENT

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

RECORD OF MOTIONS AND VOTES

Motion: To provide a grant of \$950 to the FRESH Food Fair to be held July 25 in the Community Center parking lot for items that will be used for demonstration and giveaways.

This was seconded and passed.

Motion: To purchase and install two Little Free Libraries in University Hills at a cost of \$1,170, out of funds remaining at the end of the fiscal year. [This is in addition to a CSD Little Free Library to be installed at the Community Center focusing on social justice and book club books.] [This amount was subsequently increased to accommodate 4 LFLs and approved by HRB.]

This was seconded and passed.

Motion: To proceed with the proposal for the Black Lives Matter mural, one in a series of art installations, presented in April 2021, to be installed on the Turtle Ridge Paseo in 2021.

This was seconded and passed.

Minutes prepared by Andrea Canfield
Minutes approved by a quorum

APPENDIX 1

Proposal:

“Summer Bounceback” Open Air Fun Fest!

A live entertainment series in Gabrielino Park consisting of three events

Attention:

University Hills Homeowners Representative Board (HRB) Entertainment Committee and Board Members

Background:

Our community has stepped up at every stage of the COVID-19 pandemic, from near-universal support of masking protocols to getting vaccinated. Consider this:

- **106.9% of those >65 in zip code 92617 have received at least one vaccination dose**
- 39.7% of the <65 population living in zip code 92617 have received at least one vaccination dose. Bear in mind...
 - This includes those living in student housing. Given that Uni Hill’s entire population is 4-5k, and 16k individuals who are <65 are counted as living in 92617, at least 10k+ of them are not Uni Hills residents.
 - This also includes children <16 (about 30% of the <65 population according to US census figures), those 12-15 who were not eligible for vaccination the last time these numbers were updated, and those <12 who are not yet eligible.
 - Several of our neighboring Irvine zip codes are showing vaccination rates among <65 year-olds that exceed 80% of the population
 - Thus, our vaccination rate among 16-64 year-olds living in Uni Hills plus anticipated vaccination among 12-15 year olds, should put us at **85%+ of our >65 year old population by mid June.**

Bottom line: we have earned the right to celebrate the success of our efforts to get past this scourge and party responsibly!

Proposed Activities:

A series of three live, open-air summer events to held in Gabrielino Park from June-August with appropriate safety protocols (eg, masks and social distancing required for non-vaccinated attendees) and options for those not yet comfortable attending live events (eg, live streaming):

1. **Madhouse Concert and Dance Party on Saturday, 6/26:** 60's-thru-current rock classics that you can't help but dance to (or just hang out and listen to). Concert in the park would be similar to what we did four years ago, but with some great new rep to along with fun songs performed at an even higher level than in the past!
2. **Salsa Lessons and Party, date in July or August TBD:** same thing we do at the community center but done outdoors this time (live salsa band, drinks, dancing)!
3. **Faux Jean (solo act), date in July or August TBD:** Matty Schindler (aka Faux Jean) is a UHills resident who relocated to UHills last summer with his family. He formed one of the hottest bands in the twin cities that released three nationally-distributed

albums, and now a captive artist living among us! Here's more about his band (bear in mind he would perform solo troubadour style): <http://bit.ly/3eVARo4>

Budget/Support Requested:

From FY20 budget (ending 6/30/21):

Item	\$\$\$
Stage rental (includes delivery and set up of 12x16' stage to accommodate bands) for all three events (pre-paid)	\$1,400
Livestreaming services for all three events (host, equipment, platform, archiving)	\$600
Madhouse band: includes fee, sound system rental and set up, sound engineering and lighting	\$1,500
Light refreshments (bottled beer, juice boxes, water bottles, bags of snack chips)	\$500
Food truck(s) to be coordinated	\$0
TOTAL:	\$3,950

From FY21 budget (ending 6/30/22):

Item	\$\$\$
Salsa Band and Faux Jean fees	\$2,500
Sound system rental/set up for both acts	\$750
Light refreshments (bottled beer, juice boxes, water bottles, bags of snack chips)	\$700
Food truck(s) to be coordinated	\$0
TOTAL:	\$3,950

APPENDIX 2

Sustainability Committee Meeting, 5/25/21

5:30 – 6:30 PM

Present: Rebecca Tuhus-Dubrow, Cynthia Haq, Randy Crane

We met for the first time in person since the start of the pandemic. Unfortunately attendance was very low. There were only three people, one of whom, Randy Crane, was not actually a committee member (he came to give an update on OC Goes Solar). I did not think we had a quorum, so we just heard Randy's update and did not cover the other agenda items. Hopefully as people get more used to meeting in person again, attendance will improve!

Instead of minutes, I am including Randy's notes that he made for the meeting:

To: UHills HRB Sustainability Committee
Re: Notes on status of OC Goes Solar
Fr: R. Crane, May 25, 2021

Purpose — to facilitate migration to solar + electrification (reduce carbon footprint and unhealthy gas pollutants)

History — Launched in part from the Sustainability Committee of HRB, informally worked in 2017 with a Santa Barbara-based nonprofit to recruit solar installers w/group discount, conditional on good labor practices, licenses, insurance, and stable financials (to back the long equipment warranties, viz. 25 years).

S Forthal formed nonprofit in 2019, OC Goes Solar, which follows a similar process => 200+ homes in UHills participating. (# w/solar in UHills = ?).

Current board officers — Senait Forthal, president, Sharon Burke, secretary, and Randy Crane, treasurer. Social media presence includes web site OCGoesSolar.org; [FB page](#); [Instagram site](#); and [Twitter site](#).

Process — Each year a revised RFP is distributed locally, a panel of volunteers (past customers + experts) is recruited to review installer proposals, where our discount is meant to capture installer marketing (e.g., 'lead') costs. Have had 2 vetted firms 'approved' the past 3 years though only 1 in 2021; however that installer has 3 years experience in UHills, overwhelmingly positive feedback, quality equipment/warranty options, and good discounts and perks for participants.

So far this year had public Zoom workshops at City of Irvine Earth Day program April 21, and public workshop May 17, with presentations by OC Goes Solar and local experts + installers. A second public workshop is planned at a date TBD.

We are also formally advised by the [Community & Economic Development Clinic](#) of the UCI Law School, which has advised us on several matters, including draft MOU's with partnering organizations.

Plans —

1. To simplify and otherwise revisit RFP process for 2022 to recruit more small local installers. Had a second large firm proposal this year that didn't quite check all the boxes, partly as was neither local nor price competitive. We remain on good terms however and they say they'll try again next year.

2. To continue to network with local organizations and leaders to expand mission to providing solar to disadvantaged communities. Presently have working and growing relationships with the nonprofits GRID Alternatives & Community Action Partnership of OC (CAPOC), and the Calif. Public Utilities Commission (CPUC), and Dave Min's state senate office. A short term goal is a demonstration project with CAPOC to facilitate roof repairs for homes qualifying for state subsidized solar (funded by CPUC, administered by GRID Alternatives) where funding is absent for the associated necessary roof repairs. Longer term plan is to lobby for funding the unfunded roof repair program.

APPENDIX 3

Thank you, the Board, and the HOOT Group for taking time to study and discuss the ICHA Pest Control Management Plan incorporated into the upcoming 2021-2022 Fiscal Year Budget. The recently provided HOOT Rat Reduction Proposal certainly shows continued interest in the Pest Control operation. It is worth noting that our efforts will incorporate some of the same ideas that HOOT has envisioned over the proposed four-year plan.

In as much as HOOT has proposed a slightly different approach, ICHA Management remains committed to the timely transition to trapping and reduced use of rodenticides as outlined in the March presentation to the HRB. We further believe that the parallel introduction of owl nesting boxes can occur with appropriate resident awareness. It is a known fact that Owls are currently residing in the Village and ICHA is committed to use only vitamin D3 bait chemistry that has been identified as not having a secondary effect on raptors or mammals.

It is worth noting that the details of ICHA's plan, as summarized in the HOOT proposal, did not appear to be accurately represented. Regardless, our efforts will continue in the direction of increased trapping and less rodenticide use as we move forward.

We clearly reserve the right and responsibility as events and actions unfold to rethink and modify our program. However, at this time we are committed to initiate trapping beginning in July.

Thank you for your interest and understanding.

Respectfully

Andrew / ICHA