

**MINUTES
REGULAR MEETING
HRB
7 September 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 **4:02 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), Susan Pearlman (HRB Treasurer), Chrissy McCormick (HRB Timekeeper), Andrew Herndon (ICHA), Kim Encinas (ICHA), Barbara Correa (ICHA), Carrie Noland (resident), Patricia Bartell (HOOT Group), Linda Tacy (HOOT Group), Terry LePage, (HOOT Group), Loraine Gesk (HOOT Group), Sabrina LaRocca (HOOT Group)

II. 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.

Carrie Noland was present for resident communications. (See Appendix 1), "Open letter to HRB."

Resident Carrie Noland has requested clarification and transparency from HRB/ICHA regarding the status of fees for groundskeeping and possible reasons for a change in quality of the groundskeeping in the common areas and parks including pools, soccer field, and foliage near roads and walkways. Residents have provided a list of areas of concern. Carrie will provide a compilation of resident remarks and would like to have a public response from ICHA to the points raised by residents in the compilation. In general, this is spanning about the past 5 years, anecdotally speaking. Also, an accounting of the cost of dues over the past years and what portion is spent on groundskeeping.

Patricia Bartell (HOOT group) was present for resident communications. Update on owl box in Gabrielino Park Architectural Improvement Application; and (see Appendix 2) "Response to ICHA's rejection of HOOT rat control proposal;" and description of decision process for locating owl boxes and obtaining resident permission from nearby homes if any. HOOT would like to have their official response letter entered into the record of communications on this topic. Patricia explained the process used to select the tree for the proposed owl box in Gabrielino Park. The HOOT group has added language to the request for the resident approval to note that if it is requested that that box be removed, moving may be delayed if the box is being used by nesting birds, due to California state law

prohibiting disturbing nesting birds. HOOT would like to use 200 feet from residences as the minimum distance when submitting architectural improvement applications for possible change to common area. HOOT also asks ICHA/HRB to consider placement of an owl box on the roof of the Community Center. ICHA confirms that professional tree trimmers will be able to place the boxes. ICHA requested to work with HOOT for a plan for placement and timing that would be presented to the HRB for approval rather than individual architectural improvement applications, if preferred by HOOT.

B. CHAIR REPORT

The chair reports that the HRB and ICHA board may meet in December 2021. The Community Liaison position has elicited numerous applicants with a tentative timeline for filling the position in October. A board member asked whether there will be input from HRB for this position. ICHA responded that this will also be an ICHA employee with only some overlap with HRB and that the review process will rest with ICHA and without HRB input during the interview or hiring process. The HRB had many questions regarding the hiring process and it was suggested that questions be formally asked in writing to those involved in the process so that they could be accurately answered in writing.

The Chair calls for a volunteer to attend the next ICHA Board Meeting, Thursday 9/9/21, to be discussed in executive session.

C. Approval of Previous board meeting minutes

The August 2021 minutes were approved by a quorum via email.

The minutes are posted online at <https://uhills.org/hrb-minutes/>.

III. New Business (10 min)

A. Fall Fiesta Budget Report from 2019

The treasurer shared the budget report from this prior event.

B. Community Center and Park Facility Reservation Update

ICHA reports that this will be revisited in October. The buildings are still open to community groups and family groups only, but not to UCI groups.

C. Area 12 Update and Community Meeting Feedback

Area 12 updates are posted on the Area 12 page <https://icha.uci.edu/area12>.

Reaching out to residents who do not have access to the Internet was discussed.

ICHA offered to display future presentations at the Community Center if residents have an interest but not the resources to view presentations.

i. Los Trancos Recreation Area Refresh Liaison

HRB has been asked by ICHA to select an HRB board member or members to work with ICHA on the Los Trancos Park Recreation Area Improvement. A timeline will be projected after the Regents meeting in November 2021. To be discussed in the Executive Session.

- D. Red curb painting at Schubert and Russell update (see ICHA update) This is scheduled to be completed by the end of September.

IV. ICHA UPDATES (15 min)

- A. Ratification of Revised Cost of \$1,650.00 for Summer Concert in the Park – Faux Jean on 8/14. Motioned and approved.
- B. Fall/Winter tree pruning commences in mid-September through March 1. The majority of trimming occurs during the winter and early spring, aiming to be completed as early in February as possible so as not to disturb nesting birds if possible.
- C. September landscape mulching with Possible Shipment of Free Mulch Pending. ICHA will inform HRB of the cost of mulch delivery before mulch is delivered. A board member requested that some mulch be delivered to a different area for convenience of residents not near the community center.
- D. ICHA Sponsored Drug Give Back with DEA/UCIPD, possibly electronic waste recycling and shredding service. Fees may be covered by HRB and ICHA will provide a list of those fees to HRB Treasurer. A board member asked whether pet medications are included in the drug give-back. Possibly meet K-9 Officer Cliff from UCIPD: 10/23/21.
- E. Emergency Preparedness Discussions 10/24 Community Mtg is in the planning stages and more information will be provided to the community as plans solidify.
- F. Area 11 Roadway Safety Update
ICHA is drafting a letter to Area 11 residents regarding speed calming devices to be installed and parking enforcement including permit-only parking in Miramonte areas, and not parking outside the designated parking marks on the streets. Myriad speed calming measures have already been taken. In a previous survey of Area 11 residents, homeowners only were included but not Miramonte residents.

HRB notes that surveys for previous traffic calming measures in Area 11 were sent to homeowners but not to rental residents on shared streets.

A board member requested clarification regarding use of garages in Area 11. Residents of the cluster homes with joint driveways (970s) must park in garages and not in driveways and preferably not on streets. Rental residents must park in garages or otherwise follow the rules of their communities per ICHA Rentals. Homes such as the 960s may park in garages, in driveways, or on streets. Contact ICHA or ICHA Rentals if you have questions.

G. Statement from ICHA Sales

Management would like the HRB to know that Karlie George has reported to ICHA that three of the 15 resales thus far this fiscal year are due to eligibility cases. This makes up 20% of the resales and it stemmed from working with homeowners who were out of compliance with the Ground Sublease in the areas of primary residence or changed circumstances. ICHA wants the HRB to recognize that resolving cases of eligibility is an important responsibility of ICHA's Real Estate Sales and Administration Department.

H. Architectural Improvement Applications for August

Six solar applications were approved. One locking mailbox application, one garage door application, and one landscaping application was approved.

An application for a Little Free Library in a private yard was discussed and approved. It was motioned and passed that this library remain but that the owners agree to the same terms of stewardship as the little free libraries in the common areas.

The board requested a reminder to residents that no changes should be made to the exterior of homes that modify the appearance of the home without first submitting an architectural improvement application.

V. COMMITTEE REPORTS

A. Transportation Committee

Transportation committee is working with ICHA on a communication to residents of Area 11.

B. Entertainment Committee

The Board supports Halloween movies and costume contest up to a cost of \$125 for prizes. The UCIPD Trunk or Treat will be discussed further.

It was motioned that ICHA Rentals allow rental residents to decorate their entryway area for Halloween. This was passed.

The Entertainment Committee requested waived room fees, CSO use, and snacks up to \$400 for concerts at the Community Center as described in the appendix and following all rules for public safety and following health care recommendations for groups of that size in October and February. ICHA will make a recommendation closer to the event based on Covid safety. This passed.

The Cantate Community Choir of University Hills requests a rental waiver for use of the Media Room/Lounge for weekly rehearsals. Weekly rehearsals would be starting in September and the choir would perform at Holiday Bazaar, in a Spring concert in late March, and a final concert in late May-early June. The choir will work with ICHA on safety protocols and locations for the rehearsals. This was passed. Rehearsals should not continue past 8 p.m.

C. Sustainability Committee
(See Appendix 4)

D. Welcoming and Wellness (W2)

Planning for Community Meeting on Emergency Preparedness 10/24/21. UCI, HRB, and ICHA will work together to increase community participation in this community meeting focusing on communication, fire preparedness, and the CERT program. The committee is proposing to offer emergency radios for local coordinators and door prizes for the meeting, for a cost of \$500 for the 10/24 meeting. Additional meetings are in the planning stages regarding earthquake safety and evacuation procedures. The cost of \$500 was passed.

E. CSD/PSAC

CSD book club is seeking leaders. If interested contact Hobart.

F. Garden Mentoring

The next gardeners' club meeting is Saturday, September 11, over Zoom, to discuss upcoming location and volunteers for planting parties in September utilizing the Community Mobile Seed Bank. Author book signing was postponed for safety considerations and will be reconsidered in October.

VI. OLD BUSINESS

A. Review of FY 2022 UHills budget

UHills operating costs is about 4.6 million dollars (3.7 mil without water), or about \$3,057 per home per year, \$254/home per month. Dues are about \$100, currently less than the cost of operations. ICHA corporate money and reinvestments of ground lease monies pay the remainder of the costs. Later in the fiscal year there may be more room to accommodate additional HRB expenditures should the original budget scenarios change more favorably. By February ICHA would like HRB to propose a FY22 budget.

B. Discussion of the HRB election process to ensure 3 signatories to Ground Sublease.

ICHA and HRB will work together to create a plan for electing a board with no fewer than 3 “signatories to the Ground Sublease” in accordance with the Property Use and Maintenance Regulations Section 5, the HRB founding documents requirements. The election process may be slightly changed in February to accommodate these needs.

C. UCI CARE Green Dot Bystander Intervention and UHills update

Gerald will contact the CARE office to request specific resources and/or training for University Hills residents.

VII. TABLED FOR OCTOBER MEETING

A. Renter Representation: Next steps Discussion

VIII. Executive Session

- a. Fall Fiesta Discussion
- b. ICHA Board Meeting attendee
- c. Los Trancos Park Recreation Area Improvement liaison
HRB has been asked by ICHA to select an HRB board member or members to work with ICHA on the Los Trancos Park Recreation Area Improvement.
- d. Trunk or Treat/UCIPD thoughts

IX. ADJOURNMENT

The meeting was adjourned at **7:30 P.M.**

Minutes prepared by Andrea Canfield

Minutes approved by Gerald Parham

APPENDIX 1

Thank you, first of all, to all UniHills fellow residents who answered my message about the deteriorating quality of facilities maintenance in University Hills. I am addressing this message to you and to the Chair and Members of the Homeowners Representative Board as well as the members of the Board of Trustees.

If you have been following the listserv message chain, you know that many of us are troubled by the decline in the care of our grounds and facilities and the rise in our facilities maintenance fee.

Residents have mentioned the following: the poor condition of the soccer field, the dirt in the pools and the trash in the foliage, the lack of maintenance of hedges, trees, etc., the noise and air pollution of leaf blowers, and the approach to getting rid of rats. There are probably other issues that need to be addressed as well.

Many complaints have been lodged, and requests for more transparency have been made. Transparency is particularly important--we do not know why conditions have deteriorated and fees increased. I'm sure there are reasons, but they have not been communicated to the residents paying for maintenance services.

I have suggested gathering signatures for a petition to protest the current situation. Before I do so, however, I would like to give the HRB and the Board of Trustees a chance to respond. Perhaps it would be useful to have a meeting with the ICHA administration.

Better communication is needed at this point. HRB Chair and members--please respond.

Sincerely,
Carrie Noland

APPENDIX 2

HOOT Group response to ICHA rejection of rat control proposal

Greetings HRB Board Members,

The HOOT Group would like to thank you for your support of our rat reduction proposal for University Hills. Below is our response to ICHA's decision not to adopt HOOT's proposal.

Many hours of work went into crafting our proposal (see consultant list below). Our proposal is well thought out and employs a multi-pronged approach to rodent reduction. While we understand that rats will always exist in University Hills, we know that there is a better way to reduce their numbers other than just putting out rat poison. An effective plan for rat control must begin with reducing harborage and food sources. It is unclear that ICHA's plan will include either of these two necessary strategies. Neighborhoods can poison and snap trap all they want, but if food and harborage exist in abundance (e.g., snails in dense hillsides of ivy, overflowing trash receptacles), the rat population will continue to be an issue in the neighborhood.

The contingency in ICHA's plan that the nesting boxes be occupied each year at a certain percentage will likely be a non-starter for our proposal. We cannot guarantee nesting box occupancy and therefore fear we may never get rodenticides out of University Hills. We would like ICHA to remove the contingency that nesting boxes must be inhabited before they further reduce the number of poison bait stations. The overarching consensus from all the experts we have been in touch with is that no poison is safe. The sooner we can get the rodenticide out of our neighborhood, the better for everyone.

HOOT is glad that ICHA will eventually (over the next 4-years) be removing poison from our neighborhood, however, we have demonstrated that a faster transition away from poison is economically feasible in terms of what ICHA has said they are already willing to spend on rodent abatement. Also, please note that it was correctly pointed out by ICHA staff that the cost estimates in our rat reduction proposal's spreadsheet were not accurate to ICHA's plan. We inadvertently entered numbers that were for ICHA's "Plan A" instead of the values for "Plan B". While this was an oversight on our part, we want to be clear that the cost estimates for "Plan B" are comparable (over a 4-year timeframe) to our proposal.

While it is unfortunate that ICHA is not able to adopt our proposal at this time, HOOT hopes to continue to partner with them as they implement the replacement of poison bait stations with enclosed snap traps and barn owl nesting boxes. We have a detailed map for the proposed locations of the barn owl nesting boxes. The map was produced after a neighborhood walk-through consultation with raptor researcher Dr. Pete Bloom. HOOT has suggestions for areas of the neighborhood where both rat harborage and food sources are problematic and need to be remedied. We would like to share our findings with ICHA in a collaborative spirit.

Of note, over the past two years, HOOT has reached out to our neighbors to educate them on the importance of reducing harborage and food sources around their homes. To date, over 110 households support our mission. Our neighbors have shown that they are willing to pitch in and do the work that is necessary to reduce the rat population. They are committed to avoiding the use of rodenticides. We have done our part to guide folks in best practices for rodent control. It is imperative that ICHA do the same.

Finally, HOOT is disappointed that University Hills and UCI isn't making more ground on this issue. Shouldn't we be leading at developing such programs? University Hills has a very special status as University property, with a unique form of governance, and a brand that is synonymous with sustainability (Sierra Club's #1 Cool School). Other communities are doing this successfully – why not us?

Our proposal was guided by:

- experts in the field of raptor ecology (Dr. Pete Bloom of Bloom Biological Inc. and David Torfeh of Ventura County Watershed Protection District,)
- leading heads of non-profit organizations (Lisa Owens Viani of Raptors Are The Solution and Kian and Joel Schulman of Poison Free Malibu)
- Poison Control (211), Irvine Animal Care Center
- City government pest control specialists (Reza Jafari of Laguna Beach and Dennis Chioti of Irvine)
- The Irvine Co. pest control personnel (who are doing pilot projects on the use of snap traps at several properties)
- UCI pest control personnel
- research stewards of the UCI Ecological Preserve (Dr. Megan Lulow and Julie Ellen Coffey)
- State Representatives (Assemblymember Richard Bloom - author of AB 1788 which is the California Ecosystems Protection Act that banned the use second generation anticoagulant rodenticides)
- success stories from over 20 HOA's, schools, universities, recreation districts and other groups who have transitioned away from rat poison

- OC Vector Control (Director - Robert Cummins and Laura Krueger - vector ecologist)
- pest management companies (for quotes on replacing poison bait stations with snap traps in University Hills)
- scientists conducting research with cholecalciferol (Dr. Mourad Gabriel of UC Davis, Dr. Charles Eason - Lincoln University New Zealand)
- apartment management (Brian Mc Cormick - Palo Verde Apartments)
- Bell Labs (produces the product ICHA uses as poison - Terad3),
- ContaPest (non-hormonal rat birth control) personnel, California Department of Fish and Wildlife (for rodenticide testing protocols and fees)
- California Animal Health Food and Safety Lab (for rodenticide testing protocols and fees)
- UC Davis head toxicologist (Dr. Robert Poppenga)
- Hartland Assay personnel (Drew Makowski - for cost of testing for cholecalciferol in pets and wildlife)
- top UCI staff/researchers (for guidance on how community members should navigate ICHA in order to implement projects in University Hills)
- skilled craftsmen (Scott Rychnovsky and Dan Gillen - neighbors who built us 8 nesting boxes)
- University Hills Sustainability Committee
- Senior Agricultural Inspectors (Kathy Kilar - enforces proper bait station labeling in California)
- ICHA staff
- companies that produce natural rodent repellent (Fred Markowich of ProPell)
- numerous veterinarian offices

Sincerely,

The HOOT Group

APPENDIX 3 Entertainment Committee Report

Please see the Entertainment Committee Summary for this month's HRB meeting.

Entertainment Committee Summary for HRB Meeting 9/7/2021:

Past Events:

August 14th - Faux Jean Concert in the Park: About 150 people in attendance. Good sound quality and great, local performer. The food trucks did well, although Kona Ice did not meet their minimum (we paid remaining \$73). Residents seem enthusiastic about future concerts.

August 28th - Movie in the Park (Raya and the Last Dragon): Very well attended. Guac N Roll food truck onsite. They recorded approximately 75 tickets and \$2000 in sales. Long lines with the food truck. We will consider 2 food trucks at future events. We will need caution tape to block off behind the movie screen to keep kids from running around the movie equipment and cords. Can we get 3 recycling bins? Can the basketball lights be turned off?

Upcoming Events:

September 18th - Movie in the Park: Movie is High School Musical. The Family Pizza Truck will be onsite.

September 22nd - Coffee Cart at the Community Center: Natalie from Affair a la Carte met with Cami and Kim at the Community Center on August 31st. She will set up her cart in front of the food window at the Community Center. She will begin her twice monthly coffee service at the Community Center on September 22nd from 8:30am to 11:30am. We will begin marketing this event. The coffee shop is scheduled for 9/22, 10/6, 10/20, 11/3, 11/17 and 12/8. Future service times are TBD based on feedback we receive from customers.

October 30th - Halloween: Proposal attached. (VOTE REQUIRED)

December 11th - Holiday Bazaar: Being organized by Sandrine and Marta. Call for artists happening in September. Cantate Community Choir is interested in doing a free performance at this event. We will present the proposal for this year's holiday bazaar and expenses at the October HRB meeting.

New Proposals (attached):

Men in Blaque: Joseph Huzti (UHills resident, professor emeritus of music, and conductor of the Men in Blaque, an internationally acclaimed men's vocal group) would like to repeat the successful event that we had in 2017. (Vote Required)

Cantate Community Choir of University Hills: Looking for a rental waiver for use of the Media Room/Lounge for weekly rehearsals. Weekly rehearsals starting on Monday, September 20th from 7:00-8:30 PM. Would like to perform at Holiday Bazaar, "Spring" concert in late March and a "final" concert in late May-early June. (Vote Required)

Ongoing Business:

- Entertainment Committee survey is closed (see summary below). Cami will be reaching out to new volunteers who submitted their contact information via the Entertainment Committee survey.
- We are working on new ideas for this coming year based on survey results (Paint Night, Mixology Class, Block Party Packages, Open Mic Night, Hiking group).
- We are working on a draft Entertainment Committee budget for 2021-2022 (below).
- Entertainment Committee to reconvene group meetings starting mid September.

Entertainment Committee Draft Budget:

https://docs.google.com/spreadsheets/d/1zgHLHr-y2_BNnfHPaaA6a3S6d71DjmCHpSMNLt8uLYg/edit?usp=sharing

Entertainment Committee Survey Summary:

<https://docs.google.com/document/d/1J977QBOtIX11n8eS5v6p-ntozBhFRnta0GGUPX8H5M/edit?usp=sharing>

APPENDIX 4 Sustainability Committee Report

Sustainability Committee Report

Event 8/18/2021 "The great work of our time: Ecosystems restoration w/ John D. Liu": Filmmaker and ecologist John Liu offered amazing insights on the potential of ecosystem restoration to mitigate climate change. This event pioneered a hybrid event approach in University Hills: There were about 25 people in the Community Room and 20 people following online. The talk can be watched on the University Hills Youtube channel at <https://youtu.be/c8lI2seS3qU> or by accessing it via the uhills.org website at <https://uhills.org/sustainability/> (the presentation proper starts 5 minutes into the recording). The event cost was \$159. The Sustainability Committee wishes to thank John D. Liu for speaking in Uhills, the HRB/ICHA for funding drinks & snacks, Quinn Levine for tech support, Joel Veenstra for tech consulting, Barbara Correa for event marketing and outreach, Robyn Stelk/Ron Reid for various rounds of tech rehearsal, and their onsite helpers (especially Marco) for room setup.

Cool Blocks Challenge: This program has been pioneered and tested in LA, Palo Alto, and San Francisco and is now being rolled out in Irvine in order to reach the goal of carbon neutrality by 2030. The goal is to build a community around sustainability and resiliency (for a general introduction to the program please see <https://coolblock.org/welcome>). The committee's co-chairs fully support the Cool Block Challenge as it looks like an excellent opportunity to create, expand, and deepen relationships in our community while making meaningful contributions in lowering our carbon footprint and being more prepared and resilient for potential disasters. The challenge has been communicated by email to the committee members and the Uhills listserv. Several committee members signed up to be block leaders. The committee co-chairs wish to thank Andrea Canfield for keeping track of and coordinating the

designated leaders in University Hills. The challenge will also be on the meeting agenda for our next meeting.