

**MINUTES
REGULAR MEETING
HRB
5 October 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 **4:05 P.M.** via Zoom.

B. ATTENDANCE

The following were present via Zoom: Brad Conley (HRB), Sandrine Biziaux (HRB), Hobart Taylor (HRB Chair), Gerald Parham (HRB), Andrea Canfield (HRB Communications), Chrissy McCormick (HRB Timekeeper), Kim Encinas (ICHA), Barbara Correa (ICHA), Candy Ramirez (resident), Lilli LaBuen Gillen (resident, mural coordinator)

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.

Candy Ramirez was present for resident communications. (See Appendix 1), "Proposal for Dance Classes at the Community Center."

B. CHAIR REPORT

The Chair calls for a volunteer to attend the next ICHA Board Meeting. This meeting will be held on October 14. Chrissy volunteered. It was noted that an ICHA Board member is needed to sit on the Dispute Resolution Committee.

C. Approval of Previous board meeting minutes

The September 2021 minutes were approved by a quorum.

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

III. New Business

- A. Proposed HRB/ICHA Joint Board Meeting in December
ICHA Board has proposed to meet December 9 with HRB so that both boards can discuss topics of mutual interest. See Appendix 2.

It was proposed that the ICHA Board and HRB meet together to discuss general collaborating and building community prior to discussions regarding other topics. The ICHA Board declined this request subsequently via email.

It was proposed that the boards meet earlier than December to talk about broader goals before discussing more specific topics. The ICHA Board declined this request subsequently via email.

It was noted that the collaboration between the boards is valued and the meeting(s) should be prioritized by both groups.

B. Area 12 Update and CPEC report

Two HRB members attended CPEC as well as ICHA representatives to discuss the stacked flat homes over garages that will be aimed at increasing density while creating desirable living areas. The plan has not yet been approved by the Regents.

The HRB has requested a timeline for apartments to be inhabited by students.

HRB Sustainability and UCI Nature and Sea and Sage Audubon have requested information from ICHA about the tree near the apartments where kites are nesting as well as the eucalyptus trees near the preserve which may have been over-trimmed for nesting.

C. Los Trancos Recreation Area Refresh Liaison

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

A representative was discussed during executive session. It was discussed that the representative should be a current HRB member. Chrissy, Andrea, and Brad have indicated an interest in assisting ICHA. ICHA has requested that only 1 HRB member be involved. Concerns were raised about planning the park amenities before knowing how many people will be moving in to Area 12.

D. Proposed communication to various OC HOAs to discuss community development efforts. This was tabled to the next meeting.

IV. ICHA UPDATES

- A. ICHA is organizing the Drug Give Back with DEA/UCIPD, electronic waste recycling and possibly shredding service although shredding is not confirmed. Fees will be shared by HRB and ICHA. Pet medications are included in the drug give-back. Also meet K-9 Officer Cliff from UCIPD: 10/23/21, 9-12 in the Community Center Parking Lot.

B. Landscape mulching with mulch delivered to the Community Center parking lot is pending, with a charge for transporting the mulch, which HRB will pay. The mulch will be available in October or November.

C. Architectural Improvement Applications for September:

About 10 applications were submitted in September.

It was requested by an HRB member that an online service or app be used rather than a PDF form for residents to submit forms and for the appropriate people to be notified (HRB and ICHA). The current process is not as easy for residents.

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. This was added to the HRB/ICHA email.

D. ICHA will respond to the resident who requested information in the September meeting regarding landscape costs. **The HRB requested updates from ICHA regarding this response.**

E. ICHA reports that a Community Events and Programs Coordinator has been hired and will begin October 18. A meeting with HRB will be scheduled for the new coordinator. HRB members voiced opinions of disappointment that the HRB was not included in the process.

F. Discussion of liaison with ICHA to discuss wording of HRB election materials to ensure that the legally required number of ground lease holders are part of the HRB. Brad was nominated due to his law background and he accepted the nomination.

V. COMMITTEE REPORTS

A. Transportation Committee

Schubert Court street curb has been painted red near the stop sign as requested by a resident worried about safety.

B. Entertainment Committee

See Appendix 3

Items needing votes:

\$1,100 for Holiday Bazaar.

This covers food and entertainment. This was motioned, seconded, and passed.

Additional cost not to exceed \$140 for Halloween to purchase pumpkins for decoration and stickers and materials for the costume contest.

This motion was motioned, seconded, and passed.

Men in Blaque concern will not be accommodated indoors due to public safety considerations.

C. Sustainability Committee

The committee requests that the CRV recycling collection be held at the Community Center monthly or bimonthly. Collected items would be taken to a recycling center and the proceeds are donated to the FRESH Hub student food bank. HRB supports finding a centralized location for CRV recycling used for this purpose.

See Appendix 3 for sustainability committee meeting notes.

D. Welcoming and Wellness (W2)

Planning for Community Meeting on Emergency Preparedness 10/24/21 is underway and the event has been communicated to the committees, listserv, and via ICHA/HRB email.

E. CSD/PSAC

CSD book club is seeking leaders. If interested contact Hobart. PSAC had a table near the residence halls to introduce incoming freshmen to the PSAC mission.

F. Black Lives Matter Mural Project Update

Lilli LaBuen Gillen was present to show the draft mural concept. The mural coordinators will meet with ICHA and also prepare a test patch before beginning the larger mural. December 18 is the current projected date for the preliminary steps. The project may come in under the projected budget previously presented in the prior fiscal year. See appendix 4.

G. Garden Mentoring Committee

Two planting parties were held in September utilizing the Community Mobile Seed Bank. Many families were in attendance for free seeds, soil, pots, and grow bags.

VI. Executive Session

Free dance lesson proposal discussion: This was supported by HRB and the instructor should coordinate scheduling and advertising with ICHA.

Alternatives to website discussion with ICHA/HRB boards:

Community building, renter representation. HRB will create a brainstorming document regarding topics. HRB discussed a reciprocal relationship with ICHA Board wherein a board member sits in on each others' meetings.

Renter Representation: Next Steps

HRB discussed ways to expand resident representation by creating a Resident Representative Board including renters elected by renters. **Question: What percent of residents are rental residents?**

IX. ADJOURNMENT

The meeting was adjourned at **6:53 p.m.**

Minutes prepared by Andrea Canfield

APPENDIX 1

Please let me introduce myself and summarize my proposal.

I have been dancing since I was 3 years old. I trained with the Cuban Ballet at the Alicia Alonso Institute -Rey Juan Carlos University (Madrid, Spain), where I obtained BFAs in Choreography and Performance and Classical Dance Pedagogy and a MFA in Performing Arts. Specialized in Ballet as choreographer, dancer and teacher with Cuban ballet school methodology, I have broad experience in a variety of styles and levels of performance, from young children to professional dancers. More recently, I obtained my Personal Trainer certification by NASM.

After taking a career break to focus on raising my two daughters, I am now exploring options to resume my career as dance teacher and personal trainer, in a way that is compatible with my parenting obligations and allows me to contribute meaningfully to my community. The project I have been working on and which I would like to share and discuss with you focuses on offering a dance program for UHills residents.

As of now, our kids have numerous opportunities to develop their social skills and exercise with activities such as basketball, swimming, drumming, tennis, fitness, soccer, etc. However, the current offer of opportunities to foster the crucial artistic development in our little ones is limited. In particular, the repertoire of performing arts activities is lacking. In fact, I have been asked by many of our neighbors about dance classes, especially for kids but also for adults. I believe that, with my skill set and experience and working alongside you to ensure alignment with the HRB and ICHA policy and guidelines, we could create a wonderful project and offer a new and exciting opportunity for the UHills community.

In some detail, I have developed my dance pedagogy through my decade-long experience in more than 10 dance schools, influenced by my training in classical and contemporary dance, as well as by my extra academic training allows me to offer a dance lessons repertoire which includes First Movements / Body Vocabulary for toddlers, Creative Movement, Ballet, Organic Movement, Body Expression, Latin

Rhythms, Contemporary, Jazz, Lyric, Modern Dance and Flamenco. As a personal trainer I specialize in Mom Fitness, Conscious Movement, Back Pain, Barre & Floor and S&S (Stretch & Strength). I truly believe that I can offer a unique opportunity to our community where all family members can find an opportunity to improve their dance and exercise!

As for the location, most of my classes are typically taught in an enclosed space. I believe that the community room at the community center would be ideal. However, I am very sensitive to the health challenges posed by the ongoing pandemic in an activity, particularly involving children who are not yet vaccinated, and I am committed to minimize risks. Therefore, I can make adaptations so that some of the classes can take place outside. I think a suitable location is around the Community Center or in Vista Park. My detailed plan, which I would be happy to share with you, includes safety precautions to minimize risks during my classes and I will be absolutely happy to implement additional safety measures you might suggest.

I would very much appreciate it if you consider this proposal, and I would be very happy to discuss it with you at your convenience. Please let me know if there is any additional information I can provide now or if you would be interested in scheduling a meeting, either virtually or in person.

APPENDIX 2

Greetings Board Members... Victor relayed this to me today and asked that I pass it forward to the HRB for consideration as a core conversation topic for the HRB / ICHA joint meeting in December. Would you all please take a minute to discuss this at your October meeting. I regret I will be away on leave and not able to attend the October meeting.

Subject: possible topic for ICHA-HRB workshop

"How Do I Find That? Making Our Websites More User Friendly" ICHA and HRB would review their websites together to look at existing information and its organization on uhills.org & icha.uci.edu. Both entities would discuss what working, what is missing, and potential updates to information organization. The entities could also discuss a communication campaign to the community to announce the updates to the info and how it is being organized / reorganized.

APPENDIX 3 Entertainment Committee Report

Entertainment Committee Summary for HRB Meeting 10/5/2021:

Past Events:

September 18th - Movie in the Park (High School Musical): Maybe 100 in attendance. Less than August movie - perhaps due to school being back in session or because the movie was geared towards a teenage audience? Food truck had 55 tickets.

Upcoming Events:

October 6th - Coffee Cart at the Community Center: First Coffee Cart was cancelled due to family health concerns with the vendor. Natalie from Affair a la Carte will begin her twice monthly coffee service at the Community Center on October 6th from 8:30am to 11:30am. The coffee shop is scheduled for 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:

5:00pm - 6:00pm: Trunk or Treat hosted by UCIPD. Decorated cars will be parked in front of the community center to hand out candy to children. Children can meet "Officer" Cliff. UCIPD will only be onsite for this portion of the event (5:00pm-6:00pm).

5:00pm - 6:00pm: Costume Contest. Kids will register and receive a sticker number. Judges (Chrissy McCormick + 2 TBD) will be walking around from 5:00pm - 6:00pm. Winners will be announced at 6:15pm before the movie starts. Prizes for the following categories are \$25 Barnes & Noble gift cards.

Categories:

- Ages 12 & Under

Funniest

Scariest

- Ages 13 & Up

Most Creative

Spookiest

UCI's Fresh Basic Needs Hub Drive. We will ask residents to drop off items during the Halloween Event.

Double Feature Movie Night sponsored by UCIPD (requires 1 screen set up from 5:00pm-10:00pm and 2 movie rentals).

5:00pm - 9:00pm: Burning Buns Food Truck and Sweet Dreams Candy Cart (popcorn, cotton candy, and shaved ice)

Requesting additional funding:
\$40 for costume contest supplies
\$100 for pumpkins

APPENDIX 4 Sustainability Committee Report

I wish to add 3 more items, 2 as a resident and 1 as the co-chair of the SC. Note that our meeting is scheduled for Monday, 10/3. We will send a quick update after the meeting and any recommendations/endorsements that came out of this meeting.

Thanks,
Sabine

1. Memorial plaques in Uhills

I'd like to know whether the current HRB endorses/re-endorses the practice of putting memorial plaques up in Uhills that honor (former) residents who passed away (small plaques embedded in rails/backrests, on the bottom of trees etc.). I suggest that this be a formal proposal to the HRB. HobartS

2. Amendment of the information of the "LISTSERVS" tab on the uhills.org website

At least 2 separate listservs have evolved for special interests in Uhills. I have talked to the listserv owners Lilli La Buen and Harry Mangalam and they endorse the following blurbs (in pink) to be under "additional lists" (please note that the Friday Night contact info is missing on the website):

I suggest that we vote on approving this language, and if approved ask ICHA to add this information to Uhills.org Hobart

Additional lists:

Uhills-Green: Uhills-Green is a uhills-centric discussion group for all things (arguably) green and sustainable. Heat pumps, electric vehicles and charging infrastructure, solar roofs, tankless water heaters, the numerous benefits of cold showers, and debates thereon. To sign on, send an email to: hjmangalam@gmail.com

Uhills Schools Google Groups: The Uhills Schools Listserv is a place for all Uhills families who have children enrolled in any school, whether it is through IUSD, another district, charter schools, homeschooling. We formed this in an effort to bring families together and come up with creative ways in building community at a time when it is so difficult to do so. We have sub-groups for each of the following schools and a parent who attends those schools who manage the groups: Bonita Canyon Elementary, Turtle Rock Elementary, Vista Verde K-8th, Orange County School of the Arts (OCSA), Rancho San Joaquin Middle School, University High School. For anyone interested in joining it, please fill out this [form](#).

3. Sustainability Meeting notes

Meeting, 9/13/21

Attendees: Patricia Bartell, Melanie Bowman, Senait Forthal, D'lorah Hughes, Kim Huxman, Audrey Kapelinski, Sabine Kunrath, Marco Levorato, John Liu, Molly Schneider, Rebecca Tuhus-Dobrow

Guest speaker: Ayn Craciun from Climate Action Campaign

Agenda items:

1. Cool Block Challenge - featuring Ayn Craciun
 - a. Background: To reach the goal of carbon neutrality by 2030, the City of Irvine will run a program called the Cool Block Challenge where block leaders assemble a group of people in their immediate neighborhood to build awareness and implement steps to enhance resilience and lower the carbon footprint. The program will be 4 months long, and take approx. 1 hr/week volunteer time, coordinating with other block leaders. Training and materials will be provided. So far we know of 12 block leaders that signed up; Andrea Canfield from HRB has their information with the idea that the leaders can support each other. However, this is not centrally managed per se and there could be more people from UHills that have signed up on their own. The program will start in January. Kudos to the City of Irvine: the program will be followed through regardless if the City will get a grant of 1 million dollars (Sabine received this information from City employee Meera)!
 - b. Ayn reported that more block leaders are needed to qualify for the grant money (175 leaders are the minimum, 200 would be ideal).. A NoCal city has already recruited more than 300 volunteers recruited! Good strategy: Reaching out to "warm" leads; PTAs (VV, Turtle Rock; School listservs); churches (IUCC is involved). Rachel Harvey from student housing is involved, however, most students are not here yet, D'lorah will reach out to law students who are already present on campus! -- John says that the first challenge is to get the volunteers - to be able to tackle the real challenge ;-). Everybody, spread the word!
 - c. Update 10/1/2021: Irvine reached the necessary number of 200 block leaders to qualify for the grant!!!
 - d. For those interested in the theory and effectiveness of household actions, please check this paper:
<https://www.pnas.org/content/pnas/106/44/18452.full.pdf> -- there is another one that Sabine will deliver later.

2. Ecosystem restoration in UHills

- a. Event with John D. Liu offered great insights - available on the [Uhills youtube channel](#)
- b. **Cindy Haq had the idea of using Oak Grove Park (Pauling & Coltrane) for a restoration project. Background info: Currently, the Girl Scouts of University Hills have a small butterfly garden there (the project leadership is in process of being passed on from Sabine to Lilli La Buen Gillen). The idea is to pass the plot on every year or every other year to a troop that is active in Uhills (the land was “given” to the Girl Scouts for this project for an indefinite amount of time). I suggest that the Sustainability Committee make a formal proposal for HRB consideration.**
- c. Conversation with John Liu what else could be done on this plot and what it would involve - more discussion will be needed!

3. Incorporating carbon emissions into ICHA decisions about building and landscaping -- adapting the existing UC Policy on [Sustainable Practices](#) for Uhills.

Document started and available [here](#) - Marco will work on this especially with regards to non-toxic landscaping methods - we are looking for more people who will work on this draft - please send an email to Marco and Sabine if you'd like to participate!

4. Update from OC Goes Solar

1. No numbers yet, but contractors are busy!
2. Currently focusing on low-income communities in Santa Ana, working with an organization called “Grid Alternatives” to do roof repairs necessary prior to installing solar panels. The solar program is funded by the CPUC and OCGS will be funding the roof repair portion. It is a pilot program. We are also in talks with the Solar on Multifamily Affordable Housing program administrator (SOMAH PA), another CPUC funded solar program, regarding solar for low-income multifamily housing renters. Irvine has the most affordable housing stock in OC.
3. OC Goes Solar is a partner organization for the City of Irvine's Cool City Challenge Program.

5. Update from Hoot Group

- a. First nesting box is being installed; 7-8 more within the next 8 weeks

6. Housekeeping:

Meeting frequency: Suggestion: Every month, alternating in-person/hybrid & online -- however, everybody seems to be enjoying the in-person part, so maybe we make it hybrid monthly. TBD/adjusted as needed.

7. Food waste/Composting - status & co-op idea

- a. Follow up with Dana about shared document to connect compost bin owners with those who want to put their compost
- b. Becca followed up w/ ICHA regarding the current take on the food waste collection situation in UHills. Take-aways from her email-exchange with Kim Encinas:
 - i. ICHA is in talks with Waste Management regarding the condo services, including the new conditions (note Sabine: organic food waste separation) that will be required in 2022. Our apartment management team is doing the same as it relates to their bin/commercial service.
 - ii. Re: single family home services: ICHA does not hold an agreement with Waste Management over the private homes. Currently, agreements with Waste Management are individually held by each homeowner. Waste Management will be advising their clients of the upcoming new arrangements.
 - iii. Re: a local community-wide composter: ICHA thinks that it is highly unlikely that a location could accommodate that scale and process within U Hills. Individual backyard composting is the preferred route at this time (hence the demonstration project at Oak Grove Park - this was supported by ICHA as an opportunity to advise and educate families of the benefits of composting for personal use and to encourage individual households to establish their own composting bins on their own property).
- c. Sabine just checked the WM webpage: as of now, residential food waste pick up is not available in the Irvine region yet. According to some guidelines, uncooked veggie/fruit can be added to the green waste bin.
- d. Melanie shares her experience with the “peels on wheels” program in New Haven. Food waste is picked up from households by bike and composted centrally. Please see <https://www.pwcomposting.com/> for more information.
- e. John tells us about the “Big Hanna”, a composting system that allows for on-site composting. Check this link: http://www.bighanna.com/en_us/bighannausa-com/ and discuss feasibility for UHills/UCI/City of Irvine at next meeting!

8. Items for next meeting (hybrid, 10/4/2021):

- a. Possible presentation from Southern California Edison about new billing options
 - i. Sabine noticed that in her case there is no financial incentive to switch to TOU. What are the experiences of others? Would it be beneficial to have an SCE representative explain the advantages and background of this initiative?
 - ii. Plus: urgent need to educate residents about WHEN TO CHARGE THEIR EVs (hint: it is NOT from 4 to 9 pm).
- b. More on composting (see also item 6)!

- c. More on how to organize the committee's work (sub-committees, "topic champions")
- d. Support for the modification of the CRV program to have a central drop off location
- e. Next event: The Sustainability Committee has been invited to host a booth at a disaster preparedness event on October 24 in Uhills. The speaker will be the assistant vice-chancellor with responsibilities for Emergency Planning, David Ott. Three major topics will be addressed during the presentation: (1) Communications during an emergency, (2) fire preparedness...wildfire and house fire, and (3) CERT training and CERT zones in Uhills. To do for our committee: PLEASE ATTEND THE EVENT with your families! We should also consider preparing questions that would like addressed prior to the event, by October 10th, especially as they pertain to issues important to the committee, i.e. the effects of fuel modification efforts by ICHA. Also, please consider volunteering the day of and mingling with residents to inform residents of our efforts and to bolster membership. If you'd like to help with planning, please email our HRB chair Hobart Taylor.