

**MINUTES
REGULAR MEETING
HRB
2 February 2022**

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 **4:04 P.M.** via Zoom.

B. ATTENDANCE

The following were present via Zoom: Hobart Taylor (HRB Chair), Andrea Canfield (HRB), Chrissy McCormick (HRB), Brad Conley (HRB), Gerald Parham (HRB), Susan Pearlman (HRB), Sandrine Biziaux (HRB), Arnie Bengo (ICHA), Kim Encinas (ICHA), Andrew Herndon (ICHA), Barbara Correa (ICHA)

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.

There were no residents present for resident communications.

B. Approval of previous board meeting minutes

The January 2022 minutes were approved by a vote.

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

III. ICHA Updates

A. Area 12 Community Forum

ICHA will lead an online community forum regarding Area 12 on February 16. An update will go to the community. More than 100 residents have registered to attend.

HRB requests to know what percentage of the new Area 12 homes may be available to staff. As University Hills is “Faculty and Staff Housing” please explain if no homes are allocated for staff.

B. Response to resident letter regarding groundskeeping

ICHA is preparing a summary of the issues raised and will prepare it for HRB by the end of February.

C. Update on CRM implementation and architectural improvement application software

ICHA is implementing new interactive software for community management that will apply to homes in University Hills.

D. Tree trimming update

A letter to ICHA from UCI Nature requests that the trees around the nature preserve should not be trimmed this year. ICHA reports that most tree trimming has been completed, with a priority on protecting people and property. The trimming is expected to be completed by the end of February.

California Fish and Wildlife recommends trimming trees between August 15 and February 1 to avoid nesting season.

E. Rodent Control Update

Snap traps and vitamin E bait stations have been utilized in University Hills and the methods are being compared.

HRB requests that ICHA share a map of the bait and snap traps utilized in University Hills with HRB in a meeting.

F. Facilities reopening

Facilities at the community center are expected to reopen to groups March 1, in conjunction with ICHA the staff's return to the office. Please check the online schedule to avoid conflicting use.

G. Request by ICHA President/CEO to address the March HRB Meeting

ICHA President Victor Van Zandt would like to address the new HRB Board seated in March 2022.

H. Owl Boxes

Three owl boxes total have been installed throughout University Hills.

I. Community Fruit Trees

Ripe oranges have been harvested by ICHA and will be provided for community members to take home from the Community Center.

IV. ICHA Community Survey Review

The input of a resident expert was received by ICHA and will be utilized in preparing and synthesizing results. The HRB will be providing any input to ICHA.

V. Treasurer's Report and Budget Committee

Our budget committee has reviewed the HRB funds for this fiscal year. As well as considering ways in which spending can be managed going forward.

Below is a breakout of funds spent or allocated to subcommittees; including the Mural Project and the possibility of funding other projects such as the much discussed Story Walk. With an availability of funds, we discussed inviting subcommittees to submit proposals for more equitable distribution and meaningful ways of building community.

The following are current allocations;

Entertainment \$6,000

Mural Project \$8,000

Story Walk \$8,000

For a total of \$22,000.

VI. COMMITTEE REPORTS

A. Transportation Committee

No further updates or issues at this time.

B. Entertainment Committee

Current & Upcoming Projects include:

- i. Open Mic Night has been scheduled for March 4, 6:30-8:30 outside at the Community Center and will occur on the first Friday of each month.
- ii. Paint Party was rescheduled to March 13, 2-4. Preregistration will be required.
- iii. Spring fling Tentatively scheduled for Saturday, April 16. Holding a planning meeting on Monday, January 31. Proposal to come in next few weeks. No community members volunteered to share their spring traditions, and incentives will be considered.

C. Sustainability Committee

- i. Rodent-proof backyard/worm composting is greatly recommended. HRB/ICHA, consider making a recommendation in an email blast.

Response: HRB recommends that Sustainability work with ICHA to learn more about the types of composting that are best for different areas in the homes, condos, apartments, and townhomes in University Hills.

ii. Molly, Patty, Audrey, and Sabine went through the Cool Block Challenge training for cohort 1 leaders. We will reach out to the other Cool Block Leaders to create a listserv for the leaders for additional support. We also hope to only take this challenge as a starting point for other great ideas/events in Uhills.

Response: HRB invites Sustainability to present information on the Cool Block Challenge to HRB in the March meeting.

iii. Addendum to our request from last month: There are 30 Uhills-branded mugs left in our kitchen cabinets.

Response: The HRB voted unanimously in Executive Session to replenish the supply of mugs in the kitchen.

iv. Sustainability Committee Co-chair Rebecca Tuhus Dubrow and HRB Chair hosted a ceremony gifting high quality gloves to the grounds maintenance staff contracted to ICHA from O'Connell Landscaping.

v. Proposed information campaign to Uhills about SB 1383

There are many resident questions and concerns regarding timing and accommodations. The committee recommends an information campaign.

Which apartment complexes already have the yellow food waste bin? It sounds that Alturas and Miramonte are doing it already - what is the plan?

Response: Alturas, Gabrielino, Miramonte have yellow food waste bins, and Santiago will receive them soon.

Communication issue: can the apartment complexes be separated regarding the communications? - It sounds like Miramonte residents got information that was intended for Alturas only and Santiago residents were included in the information to Miramonte.

Are biodegradable (composting) bags allowed or not according to ICHA? According to WM?

Response: The trash service in your area will be able to provide the most current information.

vi. Recommendations to HRB/ICHA:

Send out clear information about who is expected to do what when (be mindful to distinguish between renters and homeowners/single residence dwellers. Homeowners are not supposed to do anything right now - they should not put their food waste into the yard waste bin per the City's organic waste coordinator!)

In addition to email communications, other routes should be explored: pamphlets, magnets, stickers that can be sent to the renters. In addition, the information should be posted close to the bins.

If biodegradable composting bags are allowed, ICHA could think about allowing dispensers at the food waste bins (similar to doggie bags – UCI grad housing is doing this for their residents)

D. Welcoming and Wellness

The HRB thanks Susan Pearlman for her time and efforts put into this important committee and its many supportive programs during Covid. A new chair will be requested in the new board.

E. CSD/PSAC

Hobart has emailed the HRB the public safety survey results that were distributed to all campus emails. There is a section on emergency preparation including evacuation zones. This is also available online at www.police.uci.edu/clery/annual-reports/uci_security_report.pdf

F. Garden Mentoring

The HRB thanks Andrea Canfield for her time and efforts put into this committee. A new chair will be requested in the new board. Andrea will continue to work with the Gardeners' Club as needed with the new chair.

G. Mural committee

The Playground Park on the corner of Truth and Angelou will be the location of the future mural. The community will be involved as plans solidify.

VII. Executive Session

A. Review of Current and Proposed Budgets

Entertainment \$6,000
Mural Project \$8,000
Story Walk \$8,000

Graduation Party \$3,000
For a total of \$25,000.

Motion to approve this estimated budget: This motion was passed by a quorum.

Motion to approve mugs for sustainability committee: This motion passed unanimously.

Budget committee will work further on the projected 2022-2023 budget.

B. Renter representation next steps: The HRB and Renter Representation Committee will continue to discuss, and in the future implement, a system for including renters in discussions and votes on community-building programs sponsored by the HRB.

The HRB will vote on this proposal via email:

Because of the power given by the ground lease to HRB to create and manage whatever groups we propose under our umbrella; and, subsequent to talks with ICHA regarding the board requirements (7 members, 3 of whom are "homeowners," deciding on property improvement applications for all UHills); and, keeping in mind discussions within HRB during the past 3+ years; and in accord with assent that this is possible from ICHA's lawyer, we propose:

That the HRB establish the Community-Building Board (CBB), comprised of 5 residents who own OR live in University Hills. The HRB will appoint an initial CBB comprised of HRB members and a proportionately representative selection of non-homeowners.

Subsequent CBBs are elected by all residents biannually and HRB members are elected biannually in the interim years.

There are no restrictions on eligibility to serve on either or both boards beyond the requirements of the ground sublease.

The CBB will meet monthly to provide additional resident representation and to facilitate all current committees and subcommittees of the HRB, with the exception of deciding on property improvement applications. Property improvement applications will be handled on a monthly basis by a quorum of elected HRB members, as required by the ground lease.

This proposal would ensure that the community-wide activities and decisions are made by a group that is representative of all residents. And the property improvement applications submitted by homeowners would be processed as required by the ground lease by a group elected by homeowners only.

Constraints:

HRB=7 members 3 of whom must be on the ground sublease.

HRB alone can decide on property improvement applications.

Only homeowners can vote in the HRB election.

The CBB would assume all current HRB responsibilities with the exception of those reserved in the ground sublease relating to homeowners. These would continue to be reserved for the HRB alone.

In a subsequent meeting, a quorum of HRB members determined that support for this idea would need to be unanimous. One member dissented and so there was no vote taken. The board defers this matter to the future board to be seated in March 2022.

VIII. ADJOURNMENT

The meeting was adjourned at **6:31 p.m.**

Minutes prepared by Andrea Canfield

Minutes approved by a quorum

APPENDIX 1 PHOTO CONTEST PROPOSAL

Attention: Uhills Entertainment Committee & University Hills Homeowners Representative Board Members

From: Uhills Entertainment Committee: Sandrine Biziaux

Date of Proposal: January 27, 2022

Lead Volunteer: Sandrine Biziaux

Description: 3rd Annual Uhills Photo Contest 2022 • Open to all Uhills residents - Winners announced May 31 •

Rules: • Adult Division (18 & Over) Theme: REFLECTIONS • Youth Division (under 18) Theme: NATURE IS BEAUTIFUL • A maximum of 3 photos per theme are permitted • The same photo cannot be entered in more than one theme • Submissions will be accepted until May 15th at midnight

▪ Email to: uhillsphotocontest@gmail.com ▪ Include name, age (or mention of adult or youth) and address and a statement about your submission.

• Prizes : Amazon Gift Cards ▪ 1st prize \$75 ▪ 2nd prize \$25

• How to enter the contest: ▪ Photos must be saved in JPG format ▪ Photos must no larger than 10MB ▪ Photos must be labeled as follows: ▪ name of photographer division, theme, title ▪ ex: JaneDoe_Youth_Nature-is-BeautifulSpring-Flowers

Marketing: Arnie/Barbara upon approval by HRB

Cost: \$75 \$75 \$25 \$25 ----- \$200 in Amazon Gift Cards