

**Agenda
REGULAR MEETING
HRB**

August 09, 2022
4-6 PM

HRB Meeting Zoom link:

<https://us02web.zoom.us/j/86531586973>

(no passcode)

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.
- Regarding 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 (5 Minutes)

The following were present via Zoom: Hobart Taylor (HRB Chair), Mack McCoy (HRB Chair), Cami Patel (HRB), Brad Conley (HRB), Sandrine Biziaux-Scherson (HRB), Barbara Correa (ICHA), Kim Encinas (ICHA) and Andrew Herndon (ICHA)

C. Approval of July Minutes

The July 2022 minutes were approved by all HRB members present.

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 requesting resident communications for this meeting. However, Andrew updated HRB that a community member submitted an email to Andrew regarding concern over the StoryWalk in Vista Bonita Park. Andrew will follow up directly with the resident and include the HRB on the communication.

III. Victor Van Zandt Requested Time (30 minutes)

Victor reiterated that the HRB and ICHA are unified partners in making UHills the best that it can be, and that together, they have a shared general goal. Victor assured that ICHA will respond to HRB requests in writing within 30 days in an effort to improve communication. He asked the HRB use discretion as the Area 12 street name survey was improperly released on the Listserv.

Area 12 Update:

- Mike Cannan will replace Joanna Chang in the role of Director of Planning and Construction. He will begin next week.
- Area 12 street names will hopefully be organized by the end of September or early October.
- Demolition is scheduled to begin on September 1, 2022 for the east side of Los Trancos. Demolition is scheduled to run through mid December. Permitting and contracts will hopefully occur in December with the hope of starting construction in January 2023.
- ICHA will be in communication with UHills constant contact list.
- Area 12 website has been updated.
- Hobart asked when direct neighbors be alerted to the construction plans and timeline. Victor shared that the contractor is not "contracted" yet, but the goal is to email the community before the fences go up. The community will receive two emails: one email will notify

residents of the construction and the second email will be informational. All relevant information will be included.

- Mack asked if ICHA can pre-send the HRB the communications directly so that if the HRB has direct questions from residents they will have access to the correct information. Victor agreed that this was a good idea.

OCA Update:

- Victor summarized that the OCA allows for power purchasing entities to purchase sustainable power to create demand. They purchase kwatt in advance to sell to residents. Residents are automatically signed up and must opt out. Victor suggested that the HRB should notify residents that they are automatically signed up. The program unrolls on October 1st.
- Victor shared his concerns with OCA. Firstly, the CEO and Board members are suing each other and there is infighting. Secondly, no rates were initially posted. OCA could not provide Victor a rate when we called on behalf of UHills. Victor states that the rate is higher than the Edison equivalent. Victor also said that the OCA failed to secure enough kwatt hours and that they will not be able to deliver the amount of sustainable hours they promised to people. His concern is that the program may still be too young. Victor shared that ICHA has opted out of the program due to these concerns.
- Hobart stated that it would be useful to have a community forum on this topic. It was agreed that a neutral party is needed to host it. The HRB can organize but would need ICHAs help to get reliable sources of information. Victor agrees that it is important to get residents the correct information so they can make informed decisions. As the switch happens in 7 weeks, time is of the essence. Victor suggests that the forum should occur by the end of August or early September. Mack has agreed to help get this forum organized. Andrew suggests that we may want to reach out to the city. Victor is concerned that the Mayor is on the board of the OCA and may not be impartial. Mack will be in touch with Andrew regarding planning this forum. Mack shared that the OCA recently posted more information on their website about net metering with solar panels.

III. Follow-ups from Previous HRB Meetings (15-20 minutes)

A. Has ICHA replied to Carie Noland's Sep-21 query about groundskeeping fees?

- Andrew stated that an individual letter sent to Carie from Andrew. As well, it was posted to the community via email. Andrew has not heard back from Carie since sending his letter.
- Hobart brought up idea that HRB needs to remind the community that HRB funds are not used for groundskeeping and neighborhood upkeep.

B. Has Ron completed his neighborhood walkthrough following multiple resident queries regarding burned out lights?

- Eclipse Lighting now handles UHills lighting. They are a new vendor in the past 2 to 3 months. The company proactively looks for problems. They travel through the community once per month to identify dark areas or flashing lights prior to sending out the crews for monthly maintenance. There is a request form on the UHills website to alert ICHA of any light issues. ICHA forwards these requests to Eclipse. If a light fails within 2 weeks of the monthly service, Eclipse will come out free of charge. Ron is best contact for any lighting concerns. Many of the driveway lights on Mistral are burnt out; Andrew is planning to notify the residents that they can put in LED lightbulbs. He suggests a group rate for uniformity.

C. What is the status of Area 12 street names? Any update on Area 12 demo date?

- See above.

D. Any updates on the A/V system in the lounge and CC? Has equipment been selected to make them more Zoom-friendly?

- Ron and Mack have not connected about this issue yet. They plan to meet next month.

E. Any updates about Arnie's replacement?

- Andrew's update via email on 8/9/22 at 2:08pm: Community Events and Program Coordinator Replacement: Management has narrowed its search to replace Arnie Bengo who will be moving on to continue her academic and medical studies. Management is pleased to report a candidate, Tiffany Onyeyiriuche, has been offered the position. HR onboarding is in process, and we anticipate Tiffany's start on 7/18/22 in an effort to afford some interface time with Arnie before she departs. Tiffany's background includes part time involvement with Naija Nation Los Angeles as an Event Manager. Disneyland Resort Anaheim, as an Event Coordinator and as a staffing assistant for Disneyland Character Operations.
- Chronological Clarification: In the time since the meeting, Tiffany accepted another offer. ICHA continues to work with Indeed to find qualified candidates.

F. Any updates about trashcan signage? Regarding "don't feed the animals" and "using community center dumpsters for overflow" issues.

- Andrew shared the the signs are being designed and verbiage is being edited and finalized. He said that there has been an increase in personal trash being put in public trashcans.

G. Has the Holiday Bazaar been confirmed for December 10th?

- Yes, is it confirmed for December 10th. Andrew reminded Sandrine to submit a proposal to the HRB soon.

H. Has Vanessa responded to Kim's query about the next Emergency Drill?

- Email from Kim Encinas:
I spoke with Vanessa from Emergency Management and she said they had such a great time during the last emergency exercise. She wanted to thank us all so much for allowing them to participate. She said everyone seemed to be very receptive to the new evacuation zones. Unfortunately, she said they do not have another exercise planned for UHills at this time. They have to work on fixing the issues they identified during the last exercise before they look at having another evacuation exercise.
She got an update from the sign shop that identified they are 70% done with the printing of the Know Your Zone signs. Once they are printed, she will be coordinating with Facilities Management to install them one zone at a time. She would say signs should start being put up within the next 30 days. She just has to identify the order of the zones. All signs across the campus should be up before the end of the year if all goes well.
It may be helpful to note that September is National Preparedness Month. Their department will be running a month long campaign that is focused on Know Your Zone concepts. Below is a breakdown of the topics for each week.
 - Week 1: September 5-9 Know Your Zone
 - Week 2: September 12-16 Transportation Access Point (TAP)
 - Week 3: September 19-23 Response Procedures
 - Week 4: September 26-30 Assembly Areas
 They plan to push out this information via UCI Digest and ZotMail. In addition, the EM department will be setting up information tables at move-in week, Anteater Involvement Fair and the Resource Fair to answer any questions and pass out promotional items similar to National Night Out. Vanessa will be providing us an article with a possible link to share the flyers that they have created for each week to us to send out in the eblast that will go out on 8/17.

I. Do we have the finalized EoY Budget Report yet? Where did we end?

- The HRB spent \$44,334.88 out of the \$50,000.00 budget. \$5,665.12 remained.

J. Readout about NNO ... what went well and what can we do better?

- All meeting attendees were present at NNO. Everyone agreed that the ice cream was a big hit. Mack thanked everyone for their efforts. Hobart stated that it is an ongoing process and we need to continue to encourage people to fill out the form. Andrew commented that Emergency Management had a very good turn out at their table and it was a very good opportunity for them.

K. Readout on StoryWalk grand launch ... what went well and what can improve?

- Mack shared that he saw lots of children and families enjoying the StoryWalk and has overall heard positive comments.

L. Where are we on the BLM Mural Sign / QR Code?

- CSD is looking for a noticeable but safe sign to install in the next few months and continues to work on this.

IV. ICHA Updates Andrew/Tiffany?/Barbara/Kim (15 Min)

- Sandrine asked who nominated ICHA for the pest management award. Andrew shared that it was the California Department of Pesticide Regulation.
- Hobart asked when the report on efficacy of baited traps vs snap traps would be ready to share. Andrew indicated that he will send it to the HRB and HOOT. Andrew said that going into June 2022 7x more rodents were being caught by baiting than snapping. Starting in July 2022 the stations will be 50/50 plus a 100% increase in number of snaps (2 snaps per station). ICHA will continue to track the data.
- Andrew indicated that there was a software update for the architectural review program. ICHA staff will review the software update and update the HRB at the next meeting. Kim shared that there are three outstanding solar applications.
- Andrew shared that all immediate residences next to or near the Urey tennis courts were altered to the possibility that the courts may be painted for pickle ball use. Sandrine confirmed that she personally did not receive this email.
- Cami proposed the idea of having a Contractor Fair. Andrew indicated that Spring might be a good time to hold this. He indicated that we should start with the preferred vendor directory and discuss how to find recommendations from the community. Andrew reminds the HRB that they have to be licensed and insured. vendors. Andrew suggests to combine this with a Garden tour. Hobart said that Terry LePaige is interested in xeriscaping garden tours.

Treasurer's Report and Budget Committee (10 Minutes)

- Susan to present at the next meeting. Andrew will be presenting the HRB with a monthly budget update.

V. COMMITTEE REPORTS (25 Minutes)

A. Sustainability Committee:

- No new updates.

B. Entertainment Committee:

Upcoming Events:

- August 20th: Movie Night & Camp Out starting at 6pm at Gabrielino Field
 - Need to confirm with movie screen rental company on 8/19
 - 3 food trucks: Guac n Roll, Falafel Guy, OC Ice Cream Truck. Need to confirm week before.
 - Need A-frame quiet signs for 11pm-6am
 - Dunkin Donuts delivery on 8/21 at 6:45am. Need 2 folding tables at Gab Field & extra trash bins. Need to confirm delivery comes with cups, creamer, sugar, napkins etc.
 - Marco scheduled 9am-11am on 8/21
 - Sprinklers off 8/19, 8/20, 8/21
 - Mack reiterated the need for a contact list for all vendors and volunteers.
- September 9th: Mid Autumn Mooncake Festival from 6-8pm at Community Center
 - Compostable cutlery, plates, napkins and cups ordered
 - Piano player confirmed (will bring own keyboard). Need PA system with mic & stand onsite. \$50 gift card purchased.
 - 60 lantern crafts & gluesticks purchased.
 - Mooncakes purchased.
 - Still need to purchase decorations, tea (iced & jasmine - will need hot & cold urns from CC), and place food order (Sherry has decided on menu and vendor). HRB group agreed that food for 100-150 seemed like a reasonable estimate.
 - Andrew to ask about telescopes.
 - Is Marco scheduled to stay until 9pm? Kim will check with Marco tomorrow.
 - Will need all tables out in big CC room with tablecloths on + chairs. Trash & recycling bins.
 - Hobart asked about COVID precautions and Cami said that the event will take place in the large CC room with the doors open.
- October 29th: Halloween Spooktacular
 - Proposal to come soon.
 - Need confirmation from UCIPD. Andrew expressed that they are still committed to this event. He will email them directly.
 - Trunk or Treat that involves community participants
 - Costume parade & contest
 - Addams Family movie
 - 2 food trucks
 - Need to book CC.
 - Need to schedule Marco.
 - Mack suggested that this may be a good event to involve the LGBTQ+ community. Hobart asked about including teenagers. The group brainstormed that having an

after event in the media room/lounge starting at 8pm with a PG-13 Halloween movie may be a good idea. Mack indicated that he can help plan this.

- Photography Contest Gallery Night: TBD
 - Prints have been purchased.
 - Need to choose date. Cami to connect with Sandrine.
- Mack will be helping to recruit volunteers for the above events as well as people willing to help with: Open Mic Night, Trivia Night, Teen Movie Nights, Paint Night etc.
- Cami proposed that we stop posting individual event posters and instead post one comprehensive, universal upcoming events poster for the month, especially highlighting that residents should visit uhills.org for further information. Board members and ICHA agreed that this was a good idea to try. It was agreed that a draft should be sent to the HRB to review prior to printing each month. Cami will work on this with Barbara and Kim.

C. Transportation Committee:

- No new updates.

D. Welcoming and Wellness:

- No new updates.

E. CSD/PSAC:

- Hobart shared that PSAC is finalizing a proposal for a Police Accountability Board. They did not meet in July. The PSAC annual report will be available in October 2022. UCIPD is holding an active shooter training on campus. Hobart indicated that UCIPD may be able to provide residents with a video of relevant information. Hobart shared the the UCIPD website is updated and improved and that there is a new data dashboard for UCIPD and the UC system. UCIPD is starting a tiered response for complaints run by Vice Chancellor Haynes. There is a new vice chancellor for finance. Her name is Marylou Ortiz and she comes from Penn State. She will be supervising UCIPD. Hobart shared that the "Campus Republicans" have been sending out and posting derogatory mail and posters around campus. There are questions as to whether this will be censored.
- CSD is setting up Book Club for September through June. It will occur on the 3rd Sunday of each month. Septembers book will be "The People's Guide To Orange County" facilitated by Dr. Cindy Haq.
- Hobart shared that the north campus and medical center construction are on track and are set to open in early 2023. ICHA is going to propose the NISH project to the Regents. The proposal is for 1500 units. It will be 50/50 or 60/40 own vs rent. As well, there will be 2,000 new parking stalls opening at Health Science Center garage.

VI. New Business:

Nesve Yaylor requests an additional time slot for her aqua-fitness class at Los Trancos Pool. She currently has a dozen residents in her class.

I'd like to continue teaching Aqua Fitness on Wed at 5:15 PM- 6 PM at Los Trancos and an additional day will be Monday 4:45 PM - 5:30 PM at Los Trancos from Aug 8-Aug 31.

- Kim confirmed that all participants are UHills residents. Cami confirmed that the pool is still open and accessible to other swimmers. Mack motioned for approval. Approved.

Denise Chilcote, Jutta Heckhausen, & Cascada Sorte request weekly reservation (27-Sept through 13-Dec and 03-Jan through 06-Jun) of the Social Lounge & Media Room with full waiver of the damage deposit and rental fees for their Cantante Community Choir effort. They plan for “traditional carols, new arrangements, and a sing-along” in a “Holiday Concert” and additional concerts in March and late May 2023 that they will coordinate with the Entertainment Subcommittee.

- The practices will take place on Tuesdays from 6:30-8pm. Mack expressed concerns regarding singing and COVID. Andrew suggested that they use the large CC room. Hobart suggested getting an air purifier. Mack suggested that the group will have to follow University guidelines regarding COVID, which at this time involves wearing a mask inside, as well as having them sign a waiver acknowledging the risk and holding the HRB and ICHA harmless. Approved.

Mack continues to communicate the importance of proper reporting by promoting the [Coyote Catcher application](#) by Dr. Niamh Quinn at UCANR and also Irvine PD's Coyote Sightings via [email](#) or phone at 949-724-7092.

- Mack is planning to circle back to all residents that would like to be part of a UHills Hazing Crew to prepare them for next pupping season.

Rental Scam Update:

- No update. Mack following up with campus.

Garage Sales / Community Swap Meet:

- ICHA waiting to hear from Chrissy. Mack will circle back to discuss with Chrissy.

VIII. ADJOURNMENT

The meeting was adjourned at 5:46 p.m.

Minutes prepared by Cami Patel