

## **University Terrace Homeowners Association Board of Directors Meeting Minutes – April 4, 2021**

Board Members Present: Eric Gillet – President, Ben Tucker – Vice President, Lewis Ames – Treasurer, Grace O’Connell – Secretary, and Sarah Reynolds– Director

Board Members Absent: None.

Others Present: None.

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### **Call to Order**

Meeting called to order at 6:03 p.m. via Zoom Video Conference.

### **Discussion:**

#### Tot Lot:

The tot lot is still locked from COVID restrictions. A discussion was held about unlocking it as the City of Berkeley has re-opened public parks. Board members voted (4-1) in favor of unlocking the tot-lot. Grace will go unlock it on Monday after receiving the code from Eric.

#### Budget:

Each line item for the 2021-2022 budget was discussed. Each line item for the budget 21-22 was reviewed and mostly accepted. Some questions regarding various lines have been email to Dina for clarification.

Decisions regarding the following items were postponed..

- Increasing the landscaping budget. A 50% increase in the budget would increase the number of visits by the landscaping company to 3 days per month. A 80% increase in the budget would allow for some mix of 3 days per month and 4 days per month.
- Decreasing the Garden Guild/Green Team budget. This will be decided in conjunction with the landscaping decision.
- Increasing the reserves for building 9. This will be decided after we more closely consider the boiler replacement estimates.

A new line item was added for sustainable energy based on the solar project.  
The board agreed the total should not be more than a 10% increase from the previous year.

A list of questions were compiled to send to Dina.

The Board will vote on the budget during the next board meeting after reviewing the most likely increase of the homeowners fee.

There being no further business to discuss, the meeting adjourned at 7:39 p.m.