

University Terrace Berkeley Homeowners' Association

Emergency Meeting Minutes

June 24, 2025, 6:00 p.m.

Board members present:

Alix Schwartz, President

Lewis Ames, Vice President

Beatriz Motta, Treasurer

Eric Gillet, Member at Large

Martin Perna, Member at Large

Call to Order: The meeting was called to order at 6:00 p.m.

Homeowners' Forum: Perna reported that the sprinklers are hitting his fence, causing it to rot prematurely. He has asked the gardeners to adjust the heads. Perna volunteered to poll all residents to discover which other fences are being affected in this way, and he will give the comprehensive list to CIMS to convey to the Gardeners' Guild.

Electronic Voting: The Board discussed a proposal by our attorney's office to convert our elections (for Board positions and CC&R modifications, etc) to electronic ballots for \$875. **MSC** to convert to electronic voting. Motta will inform the attorney.

Changes to our CC&Rs: The Board discussed inconsistencies in our CC&Rs, which have resulted in some unfair policies, specifically around who pays for maintaining, repairing and replacing elements such as external stairs . **MSC** to task our attorneys with drafting revisions to the CC&Rs to make more consistent the responsibilities assigned to the HOA and the homeowners, respectively, so that owners whose units feature exclusive use common areas that not every unit features will be made financially responsible for those areas. Motta took a first pass at identifying items on our maintenance matrix that might warrant revisions, which she will pass on to the attorney. The Board will review the draft revisions proposed by the attorney before putting the revisions to a vote of the homeowners.

Adjournment: The emergency meeting was adjourned at 6:50 p.m.