

Homeowner's Advisory Council
Minutes of the 5/21/09 meeting

Board members present: Cecelia Travick-Jackson, Tiina Itkonen, Erik Toshalis and Beatrice de Oca. Meeting led by E. Toshalis.

I. Public forum:

- A. Questions about the speed limit and enforcement were raised. Police officer Medley stated that any speed other than 25 mph would likely require a speed survey to be conducted which may result in a faster speed limit. Extra police patrols will be conducted along Channel Islands Drive.
- B. Can residents block a street for a block party? The reply was that the closure of any street or alley would require prior approval.
- C. Can anything be done to reduce the noise from the "weed wackers"?
- D. Is there any interest in creating a community garden?

II. Minutes from the March meeting were approved with Safety Day amended to occur on May 30.

III. Management office report/ Report of the UGC Executive Director

- Home re-sales for Phase IA/B/C:
 - SA owned: 3
 - SA in play: 0-
 - Direct sales in play: 11
 - Direct sales completed: 16
 - Direct sales in escrow: 5
- Phase IC Pool Progress.
- HAC election, ballots due next week, 10 submitted so far. Only one nominee appears on the ballot. If there is no write-in candidate HAC will have to appoint someone to fill the seat. If HAC fails to appoint after 30 days, then SA can appoint.

Town Center (new information appears in bold)

- 14 total retail spaces: 11 are leased, 3 are available.
- Building A
 - Space 1: Family Values Cinema
 - Space 2 & 3: Chabad Center with the Jewish Center on campus
 - Space 4: UGC Offices
 - Space 5: **Copy Center Too, estimated opening TBA**
- Building B
 - Spaces 1, 2 and 3: BrainX
 - Space 4: Bookstore
 - Space 5: Available, 1,850 square feet.
- Building C
 - Space 1: Tortillas Grill
 - Space 2: Available, 770 square feet.
 - Space 3: Available, 1,800 square feet
- Building D
 - Space 1: Market Tenant

IV. Homeowner Modification requests. None. A question was raised concerning any requests for non-retracting screen doors. No such requests have been made.

V. Police report. No issues or problems other than the continued efforts to limit speeding and a reminder of Safety Day on May 30.

VI. Landscaping Issues.

a. Tree-trimming occurs in the fall.

b. Any trees right by a stop sign should be trimmed.

VII. Public Forum II

a. A community flea market/swap meet was discussed.

Next meeting is June 18.