

UNIVERSITY GLEN HOMEOWNER'S ADVISORY COUNCIL MINUTES OF AUGUST 20, 2009 MEETING

Council Members Present: Eric Toshalis, chaired; Cecilia Travick-Jackson, Beverly Dressell

University Glen Corporation Present: Dr. Erik Blaine, Executive Director

Officer Present: Dan Bornstrom

Homeowners Present: Brian Morrill, Martin Silverman, Curtis Taylor (new homeowner)

I. **Call to Order:** 5:31 p.m.

II. **Approval of Minutes**

No previous minutes were discussed nor brought to the table for approval.

III. **Public Forum**

The question was presented regarding new pool hours when the new pool opens. Erik confirmed that the hours will be the same as they are now—9 a.m. to 9 p.m. for both pools.

The Health Club at the new pool, however, may have longer hours—possibly 24 hours. The Health Club will have a separate entrance that will allow residents to enter without entering the pool area.

The question was also presented regarding having separate lap swimming hours for lap swimmers or adults only. The problem with such rules is enforcement. Erik suggested a lap lane could possibly be included in the new pool. He will check into the feasibility of that. We will wait and see how the crowds thin at each pool once the new pool has opened and possibly revisit this issue if need be in the future.

IV. **Board Comments**

The Board welcomed Curtis Taylor, a new member of our community.

An issue with landscaping on Smuggler's cove was brought up and it was confirmed that once reported, these issues are usually handled within 24 hours.

V. **CSUCI Police Department Report**

Officer Dan Bornstrom reported and explained a new community program that was actually a grassroots idea from UG young kids—teenagers—presented to the police dept. for their involvement. Boomerangit is a kit designed to register and install ID tags onto bikes (skateboards could also be tagged!) to be helpful in recovery of stolen bikes or cases of missing or injured children with no means of ID on themselves. This is a national bike registry database that will be very useful in several ways. The Police Dept. asked for our involvement by supporting and getting this information to the residents of UG. Officer Bornstrom suggested it be included in the resident packets provided to new residents of UG. The kits will be available to purchase online for approximately \$8-10, with the probability of a multi-tag price for families with more than one bike. The ID tags would be installed onto the bikes at the UG Police Dept. Erik Blaine offered for UG to investigate a bulk purchase of these kits for dissemination to existing residents as well as the new resident welcome kits. The registration can be transferred to replacement bikes with the issue of a new tag for the new bike at a reduced price.

Officer Bornstrom reported a mother recently stopped officers on patrol to ask about preparedness for bee stings to allergic children or adults who are stung while walking or playing in UG. Officer Bornstrom assured us that all UG officers are trained and equipped with emergency medication for any adverse bee sting reactions.

A decrease in speeding violations recently was reported. UG Police Dept has been patrolling our streets more heavily during the past month, and it appears to be working. Erik reported that the Chief of Police has offered to do a presentation demonstrating various speeds for those concerned

homeowners reporting excessive speeding. This could help homeowners to be able to judge the speeds of vehicles that may *appear* to be speeding, but in reality are within the actual speed limit.

Erik reported that the new yield, one way and speed limit signs should be in place by next Wednesday. He also reminded us that the stop signs in the traffic circles, as well as the one on Channel Islands Drive at Fry's Harbor will be removed at that time.

VI. Report from UCG Management Office (Dr. Erik Blaine)

Home re-sales for Phase IA/B/C:

SA owned: 0; SA in play: 0; Direct sales in play: 9; Direct sales completed: 23; Direct sales in escrow: 7

Phase IA/B/C and Town Center Apartments: 80% occupied; 87% leased. Over the next month there are 13 scheduled move-ins and 34 scheduled move-outs.

Phase IC Pool Progress: Construction is moving along, but we ran into an unknown problem with the soil. The Home One site was a dumping ground of sorts for debris, piping, concrete chips, and roofing tile. We are spending more money than anticipated on excavation and compaction, over \$60,000 so far with one small area remaining. Estimated completion of the project is January 2010. A photo of the progress was shown to all in attendance.

Part of this project includes a new gym for resident use and we are looking at providing equipment with individual entertainment units.

Site Authority: Effective July 1, 2009 all operations and management of the Site Authority were transferred to the campus. There will be a period of several months where we continue to receive input and guidance from the Chancellor's Office.

As part of the transfer of Site Authority operations, the home purchase Line of Credit was moved from the Site Authority to UGC. UGC will now be responsible for the administration of the Line of Credit. There is currently one home on the LOC and there are no plans to purchase another home.

Food Services Program: UGC will be providing food services to the new Student Union Building in January 2010. We are currently working with a consultant and the food services team from CSUN to setup this program. Food offerings are planned to include a coffee shop, pizza, salad, and sandwiches. UGC will operate the convenience store in the Student Union as well.

The University Preparation School Fundraising Concert: Set for August 30 in the park area in University Glen.

Town Center (new information appears in **bold):**

14 total spaces. **10 are leased, 4 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: 830, Copy Center Too, estimated opening September 2009.**

Building B

Space 1 & 2: BrainX; Space 3: 394 square feet available; Space 4: Bookstore; Space 5: 1,800 square feet available

Building C

Space 1: Tortillas Grill; Space 2: 770 square feet available; Space 3: 1,850 square feet available

Building D

Space 1: Market Tenant (general store, Subway and Juice-it-Up)

VII. Campus Construction Update (David Carlson)

The infrastructure continues, and the street work is nearing completion—due to be completed end of October/early November.

VIII. Homeowner Modification/ Architectural Requests
None

IX. New Business
None

X. Public Forum
None

Adjourned at 6:13 p.m.

Next meeting 9/17/09 @ 5:30 pm

Submitted: Beverly Dressell