

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

<http://universityglencorp.csuci.edu/homeownersadvisory>

Minutes of the Wednesday, September 17, 2014 Meeting

The University Glen Homeowners' Advisory Council (**HAC**) met on Wednesday, September 17, 2014 at 6:00 p.m. The meeting was held in the Conference Room of the University Glen Corporation Offices, California State University Channel Islands (**CSUCI**), 45 Rincon Drive, Camarillo, CA.

HAC Members Present:

David Carlson, Josh Smith, and Karen Romney

University Glen Corporation (UGC) Representative(s) Present:

Dave Nirenberg, Senior Director

CSUCI Police Officer Present:

None

Special Guests Present:

Dr. Erik Blaine, CSUCI Associate Vice President for Administrative Services
Nine residents attended.

Order of Business:

1. Call to Order: David Carlson called the meeting to order at 6:00 p.m.

2. New Business

- a. Residence Valuation – One of our homeowners, who is also a realtor, has been trying to understand the process of determining the maximum resale price of her UG home. The homeowner, who was present at the meeting, stated that she was given a list of allowed capital improvements when she bought her house, and was told by a former UGC representative that she would only have to show her receipts in order to have the cost of those improvements added to the sales price of her home. The homeowner is currently looking into refinancing her home, and is concerned because UGC is requiring her to hire her own appraiser, and because she had been under the impression that she would receive dollar for dollar compensation for her improvements.

Erik Blaine explained that the maximum resale price was never intended to include every improvement made by a homeowner. He also stated that the formula for determining the sales price of a UG home includes the purchase price, the lender's appraisal, and the Consumer Price Index (CPI). If the homeowner wants add capital improvements to the sales price, she/he is

required to hire a separate appraiser—as noted in our disclosure documents. The homeowner has the right to pick the appraiser (subject to acceptance by the site authority to avoid the possibility of collusion), and the homeowner can even hire a second appraiser.

A discussion ensued about factors that could affect home values; such as the turnover rate for a particular home, how long ago the capital improvements were completed, whether or not an improvement retains its full value or is subject to depreciation, etc. One homeowner suggested not using bank appraisers because they tend to lowball the price.

During this discussion, another homeowner stated that UGC did not require his next-door neighbor to get an appraisal for his capital improvements, and instead allowed the neighbor to recoup 75% of the costs of his improvements when he sold his home. The homeowner stated that he also tried to do this one month later, but was told by UGC that he would have to pay for an appraisal. Erik explained that he was not able to discuss specific cases because of confidentiality requirements, but that this was an isolated case.

David Carlson suggested creating an online FAQs page for the home resale valuation process. All FAQs will need to be approved by the UGC staff before they can be posted. Dave Nirenberg will try to have a draft copy available at the November HAC meeting. Dave Nirenberg will also look into obtaining a copy of UC Irvine's capital improvement list, which is very comprehensive. UGC will get the contact information for some independent appraisers in our area.

3. Unfinished Business

- a. Gym Equipment Maintenance: UGC will be receiving bids on September 18th for the replacement of 4 pieces of gym equipment in the Phase 1 fitness room (located near the south end of Channel Island Drive). Based on preliminary info from the vendor, it appears that it will be within our budget to replace all 4 pieces.

4. Management Office Report – Dave Nirenberg

- a. HAC maintenance/construction updates:
 - Springs Fire Repairs - Valley Crest has completed 95% of the work along the creek and the edges of our community. Their work has included the removal, repair and/or replacement of dead plants/trees, irrigation lines, fencing, and sprinklers. Work remains to be done on the uplights in the roundabouts, and damaged dog stations. This work is expected to be complete in the next 30 days.

- b. HAC housing updates:
 - Currently we are 98% occupied and 93% leased
 - Currently 4 homes are for sale and 3 are in escrow
 - Rent/Condo Café is available. Contact the front desk to set up an account.

5. Upcoming Events

- a. Operation Safe Halloween will take place on October 31. Police will have a booth set up at the south end of Santa Cruz Island, and some streets in phase 2 will be blocked off.

6. Architectural Review

- a. Several homeowners are interested in having solar panels installed on their roofs, and have contacted UGC to get permission.

7. Public Comments

- a. A homeowner stated that she was angry and felt poorly treated by University Glen Corp personnel. She felt that the UGC staff has been defensive at a time that they should have been apologetic. Erik responded that he is working to turn around ill-will felt by the homeowners.
- b. A homeowner said there is a sprinkler blasting her car when she parks on the street, and that poorly adjusted sprinkler(s) are causing surrounding vegetation to die out. She said the water spots on her car are very difficult to get off. Dave Nirenberg pointed out that all of our irrigation water is reclaimed water, and water is particularly hard in our area. He asked where the homeowner parked (Anacapa Island & Frenchys Cove). Another homeowner said this is also happening to cars near Platts Harbor and Channel Islands. It was suggested that the Santa Ana winds may be causing some sprinklers to blow onto the cars, and David Carlson wondered if there was a way to reprogram the sprinklers on windy days.
- c. A homeowner asked if it would be possible to have a bench installed in a shady area at the playground. The current benches are all located in the sun.
- d. A homeowner noted that residents were trampling vegetation as they cut through the landscaping near the Loma Vista apartments (Rincon & Anacapa) to walk to the Town Center. Is it possible to have stairs put in at that location? This will be looked into, but the steepness of the hill may make it impossible.
- e. A homeowner asked if there is a schedule for painting townhouses. The short answer is yes. Erik explained that every 3 years UGC hires an independent company to review all components of the common areas. These reports are used to determine painting and maintenance schedules, common area fees, etc.

If owners or renters believe they have had an accelerated degree of degradation, they can contact the front desk.

- f. A homeowner noted that the mirror in her master bathroom fell off the wall 2 years ago when the glue gave way (no clips were used). At the time it happened, she emailed UGC, and texted pictures of the damage to the person at the front desk. The owner was concerned that this information wasn't shared with other homeowners. Erik noted that the mirror was installed to code, and that one mirror falling does not mean all will fail.
- g. Street parking on Santa Cruz Island (between Twin Harbor and Channel Islands) was discussed. There is a blind spot near the pool, and it is difficult to drive through the area when cars are parked on both sides of the street. Dave Nirenberg will ask transportation (Ray) to take a look at the area to determine if red curbs or no-parking signs are needed in any areas.
- h. A homeowner heard a rumor that all apartments in University Glen will eventually be taken over by students. The homeowner wondered if this is an actual University plan. Erik said that this was considered 2 years ago, and that it was rejected after listening to the concerns of the homeowners. Instead, students were moved into the Town Center apartments, and the University moved forward with plans to build additional student housing on the south side of the campus.

8. HAC Comments

- a. The door to the phase 1 gym can only be accessed through the pool area. This means the gym is inaccessible when the pool is closed. David Carlson asked if it would be possible to move the door to this gym, so that it can be used 24/7. Dave Nirenberg will look into this.

9. Construction Update

- a. Sitar Indian Cuisine (Town Center) – Construction should be finished and final permits received in time for a fall opening (possibly by Thanksgiving).
- b. The tower should be done in June.
- c. Student Housing Phase III (Santa Rosa Village) fences may go up in November (near Potrero Road)

<p style="text-align: center;">Next Meeting</p>
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<p style="text-align: center;">(All meetings are always open to all residents)</p>
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Wednesday October 15, 2014, 6:00 PM
University Glen Conference Room, Town Center

<http://groups.yahoo.com/group/universityglen/>

Twitter: @universityglen

Facebook: <https://www.facebook.com/pages/University-Glen/172627389457614>