

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

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

Minutes of the Wednesday, October 15, 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, Russ Petruzzelli, Karen Romney, and Chris Scholl

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

Dave Nirenberg, Senior Director

CSUCI Police Officer Present:

Officer Kevin Medley

Special Guests Present:

None.

7 residents attended.

Order of Business:

1. **Call to Order:** Russ Petruzzelli called the meeting to order at 6:01 p.m.
2. **New Business**
 - a. Replacement of dead shrubs: Newly planted shrubs in roundabout have died.
 - a. Valley Crest will replace any dead materials per their contract.
 - b. Beautification of DG path along creek adjacent Frenchy's Cove.
 - a. Some of the cleared brush issues are related to Fire Dept. requirements.
 - b. Residents asked if they could look at the area closer to the Channel Islands Drive bridge, as it is quite barren.
 - c. DG improvement of dirt path along West side of Santa Cruz Islands Dr.
 - a. UGC has looked at this. Costs are too high, although Dave Nirenberg stated they would look at it again to verify costs.
 - d. University Glen Board of Directors Reports. No reports posted for Feb/Mar/(Sep) 2014. Member info out-of-date.
 - a. Reports are now up to date.
 - e. University Glen Corporation Organizational Chart dated August 2013.
 - a. Dave Nirenberg stated that the Org Chart is currently being updated. He will report back next month.
 - f. What is the ceiling for helicopters flying over UG? (Jan 2008 minutes)
 - a. Helicopters use our hills as guidance.
 - b. Sometimes they fly low (especially the county fire aircraft).

- g. Suggestion for report on “Level of Reserves” and contribution amounts by residence type. (See suggested table at the end of the agenda.)
 - a. The UGC Senior Director will look into how best to report on homeowners’ reserve account. A report will be delivered at a later HAC meeting.
- h. Can we improve AT&T cell phone reception for phase 2 by adding a new tower? Can we request the phone company to do a survey?
 - a. This is out of UGC’s control. If carriers wish to add cell coverage, UGC/CSUCI is willing to consider.
- i. Number of Condo Café accounts? & report on “What concerns residents are raising.”
 - a. Placement of Condo Café button on pages in addition to UG “Home Sales” page. CondoCafe link is now on website.
- j. Any dog/pet complaints?
 - a. No new complaints this month.
- k. Noise, bad behavior at new BBQ area. Pool gate propped open.
 - a. UGC is aware of the problem. Looking at methods to address.
 - b. UGC is planning on having a weekend staff member to help address resident concerns during off-hours.

3. Unfinished Business

- a. Status of Gym Equipment repairs/replacements in Fitness Center #1.
 - a. Equipment has been ordered. 4 new units. Carpet will be replaced with material similar to Fitness Center #2. Room will be repainted. New flat screen TV to be installed. UGC will provide 1 week notice prior to any shutdown of Fitness Room for upgrades.
- b. Status of repairs to heart monitor sensors on equipment in Fitness Center #2.
 - a. Service Technician to come out later this week to make repairs.
- c. TV sound levels barely audible on equipment in Fitness Center #2.
 - a. Service Technician to come out later this week to make repairs.
- d. Update on accessing UC Irvine Capital Improvement List.
 - a. UGC still trying to get info from UCI. Will update next month.
- e. Any loose ends on the discussion of homeowner capital improvements?
 - a. No additional info at this time.
- f. Has there been a decision on whether to install a bench in the shady area at playground?
 - a. UGC looking at options.
- g. Any decision on moving the door to Fitness Center #1 to outside the pool area?
 - a. Fitness room is too close to residences. Making this Fitness Room available 24 hours per day is not feasible.
- h. Street parking on Santa Cruz Island Dr near the pool.
 - a. Plan has been approved by UGC and CSUCI PD. Striping to commence in the coming weeks.

4. Management Office Report – Dave Nirenberg

- a. HAC maintenance/construction updates:
 - a. See notes above in new and unfinished business.
- b. Housing Updates
 - a. Rentals
 - i. 98% Occupied
 - ii. 99% Rented

For Sale Units

- iii. 4 homes for sale
- iv. 4 homes in escrow.
- v. Resales are very strong in UGlen

5. Upcoming Events

- a. October 31, 2014: Operation Safe Halloween
Police will have their booth set up at the corner of Santa Cruz Island Drive and Cuyler Harbor. There will be street closures in the immediate area of the booth for the duration of the evening event.
- b. November 4, 2014: Election Polling Place for UGlen shall be located at the Town Center in Unit 103-2B facing the north parking lot.

6. Architectural Review

- a. None.

7. Public Comments

- a. Landscape/Irrigation issues were brought up. Concerns regarding over-spraying onto parked vehicles and drought-related watering schedules.
 - a. UGC will request Valley Crest to look at areas where over-spraying may occur. Dave Nirenberg requested that owners' concerns should be addressed using CondoCafe.
 - b. Watering is currently limited to 2 to 3 nights per week.

8. HAC Comments

- a. None.

9. Construction Update

- a. Sierra Hall construction continues at Ventura Street and the Central Mall. Periodic street closures or delays may occur during construction hours.
- b. Student Housing Phase 3 will commence in the coming months. It is located at the southern side of campus along Santa Paula

10. Meeting Adjournment

- a. Meeting was adjourned at 7:35 pm.

Next Meeting

(All meetings are always open to all residents)
Wednesday November 19, 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>