

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
Minutes for Wednesday, December 17, 2014 (6 PM)

Conference Room of the University Glen Corporation Offices
Cal State Channel Islands
45 Rincon Drive, Camarillo, CA.

1. Call to Order

- a) 6:00 pm by Russ Petruzzelli
- b) Attendance:
 - Russ Petruzzelli, Chris Scholl, Josh Smith, Karen Romney, David Carlson
 - Dave Nirenberg
 - Officer Garrett Brownfield
 - 4 residents

2. Approval of Minutes

Monthly HAC minutes are circulated and approved via email following each meeting.
The November 2014 minutes were accepted (and are posted).

3. Public Safety Report

- a) Active Shooter Training Tomorrow
- b) Potrero Road closed due to storms until further notice
- c) No notices of package thefts
- d) Extra patrols this month for the holidays.

4. New Business

- a) Suggestion for Town Center by Dr. Itkonen: Hold open mike sessions. Bring in live music venues. (People sometimes now play ex tempore and acoustics are good – no amp needed.)
 - i. Potential issues:
 - 1. Residential housing. Needs to be vetted with them
 - 2. Check with food vendors.
 - 3. Alcohol consumption may be an issue. Needs to be monitored and kept within the bounds of the tenant dining areas.
 - 4. Power supply for equipment?
 - 5. Dave to report back next month.
 - 6. Chris and Josh to work with Dave N.
- b) Proposal raised by Mr. Russell Petruzzelli to modify the fence at “Long Grade Canyon” and Camarillo Street to allow pedestrian and bicycle access to creek levee from Camarillo St.
 - i. Dave talked with John Gormley about it.
 - ii. No other pathways in the area.
 - iii. Dave is working on it.
 - iv. Need to work with PD as well.
 - v. Fast vehicles may be an issue.
- c) Question raised by Mr. Josh Smith regarding who is responsible for clearing the gutters on our roofs.
 - i. Depends on where you live.
 - ii. Single family homes – homeowner owns the gutters

- iii. Townhomes – UGC is responsible.
- d) Resident's request for bicycle racks to be installed in the neighborhood. (Sent via Mike McConnell.)
 - i. Pool area / Fitness Area
 - ii. May not be a good idea for the general community.

5. Unfinished Business

- a) Consideration of new barrier to vehicle traffic at the North end of the alley at Platts Harbor Dr. (Possible planters or complete revamp with raised concrete sidewalk/grass)
 - a. UGC sensitive to the issue.
 - b. More than one residence.
 - c. Need to look at code issues and traffic patterns.
 - d. Needs to be vetted by Fire and PD and emergency access.
 - e. Solution is going to take some time.
 - f. UGC is actively looking at all the options.
- b) UG Staff to evaluate resident's request to add new dog waste bag station near Camarillo St/Channel Islands Dr.
 - a. UGC not averse to this idea. It is a bit far from UG general area. They will put one in.
- c) Follow-up to resident's concern in Nov meeting regarding a neighbor burning wood in their courtyard: HAC & UG Staff reviewed Ground Sublease. There are no restrictions on burning wood indoors or out in the contract.
 - a. No additional comments required. Issue closed.
- d) University Glen Board of Directors Reports
 - i. No reports posted for February and Fall 2014. (Last minutes: Oct '13)
 - ii. Member info out-of-date.
 - iii. UGC has completed this. Issue closed.
- e) Report on "Level of Reserves" and contribution amounts by residence type.
 - a. Right to inspect.
 - b. Has UGC looked at upcoming ongoing maintenance that will take money from the Reserves?
 - c. What happens with the Special Tax money that comes back to the University?
 - d. UGC has gone from 9% of the suggested level of reserves to 40%. Continue to build the reserves and be sensitive to personal finances of the residents.
 - e. Are the reserves in a segregated account? Dave to verify.
 - f. Russ requested that a plan for spending of the reserves for long-term.
 - g. Request to provide information on what reserve \$\$\$ has been spent over the past 12 months.
- f) Need Site Authority Minutes posted for latest meeting: Monday, September 15th, 2014.
 - a. Completed. Issue Closed.
- g) Status of Gym Equipment repairs/replacements in Fitness Center #1.
 - a. Equipment installation is completed.

- h) Status of repairs to heart monitor sensors on equipment in Fitness Center #2.
 - a. Still need to verify.
- i) TV sound levels barely audible on equipment in FC#2. (Elliptical #3 has bad audio jack.)
 - a. UGC still needs to verify.
- j) Review/Inclusion of UC Irvine Capital Improvement List to UGlen's?
 - a. UGC not making any headway with Irvine.
 - b. Is there a conflict with how evaluations are being done?
 - c. Issue closed.

6. **Landscaping**

- a) Fire Repairs: Replacement of shrubs and burnt road sign in roundabout.
 - a. Not completed yet. Some replanting needs to be done.
 - b. Issue open.
- b) Question asked: How are common area sprinklers controlled during rainy periods?
 - a. Manually shut off.
 - b. Sprinklers have not been on since December 1st.
 - c. If a neighbor sees sprinklers running during rainy periods, report via CondoCafe.

7. **Ongoing Status Reports**

- a) Level of Reserves
- b) BBQ Areas in Phase 1A/B and Phase 1C: Cleanliness and Concerns?
- c) Fitness Centers 1 and 2: Suggestion Box submissions, Equipment, Concerns, etc.
- d) Pools: Cleanliness/Concerns/Suggestions
- e) Animal Issues (Dog behavior/Barking/Leash compliance...)
- f) Community Garden
- g) Phase II Development
- h) Storm Report (Effect of any weather on the neighborhood...)
- i) Dog Park and Commons Park (Hmm, We need to name this park...Residents' Contest?)
- j) Other Condo Café concerns raised by neighborhood residents...

8. **Wish List**

The following items are on a "Wish List" and may or may not ever come to fruition.
(The list is included as a way to retain resident's suggestions and concerns):

- a) Beautification of DG path along creek adjacent Frenchy's Cove.
- b) DG improvement of dirt path along West side of Santa Cruz Islands Dr. (Est: \$18k)
- c) Suggestion for trees & picnic tables/benches between Community Garden & Dog Park.

9. **Community Member of UG Board of Directors Report** (Dr. Andrea Grove)

(Reports follow Board of Directors Meetings. Next Scheduled Mtg: February 12, 2015)

10. **Management Office Report**

- a) 97% occupied, 99% leased, 3 homes pending sales; none listed as they get sold to current waitlist of buyers
- b) Toys for Tots charity toy drive was successful collecting 170 toys
- c) Phase 2AB (undeveloped area that is currently fenced off)

- i. No details yet but Site Authority considering multi-unit apartments. Wanted to inform homeowners to keep an eye out for a marketing piece with details/information coming in the mail soon.
- ii. There will be a planned Town Hall meeting addressing the possibility of 590 rental properties being developed there instead of the original plan of single family homes
- iii. CSUCI grew 14%, campus will need to grow its size and this new strategy would aid in funding campus construction to support larger student population.

11. Public Comments

- a) Sam Banuelos 300 Cuyler, 10 year resident with 4 children. Voiced concerns of current parking situation on Cuyler with regard to recent changeover from old style to new style passes.
 - i. Originally, Mr. Banuelos had a total of 6 passes (2 resident and 4 guest passes). Two of these guest passes were over the maximum allowed but were allowed to purchase. Since the switchover to the new parking passes, Mr. Banuelos was refused the 2 extra guest passes. He voiced his concerns with regard to unique parking situation on Cuyler, large families in this area, lack of consistency and street parking issues.
 - 1. Not enough street parking because both sides of Cuyler and Santa Cruz Island ct share all street parking.
 - 2. His vehicle situation is unique with a large family with drivers coming of age and extended family visiting frequently
 - 3. Family gatherings pose an issue for anyone on this street
 - 4. Acknowledged that parking ticketing is very fast, so fast that a visitor during the week was ticketed before he could return from the house with the guest pass
 - 5. Mr. Banuelos would have appreciated a solution to his unique situation rather than a no because of policy. He was not offered a refund for his deposit on the additional passes but would still prefer some kind of parking resolution.
 - ii. Dave Nirenberg stated that in the past, UGlen had a very loose parking policy.
 - 1. Reissuing permits allowed them to tighten up lax formerly lax policies and Mr. Banuelos situation may be a result.
 - 2. Residents named on the lease are allowed a permit
 - 3. Weekends specifically Friday 5pm til Sunday Evening there currently is no parking ticketing.
 - iii. If additional day or extended parking is needed for events during the week, you can apply for special permits at the parking office

12. Architectural Reviews

- a) None

13. Construction Updates

- a) No update provided.
- b) Work continues on Sierra Hall
- c) Student Housing Phase 3 is being fenced off on the south side of campus.

14. Upcoming Events

- a) Active Shooter Drill at CSUCI for Emergency Response and Police and Fire Training on 12/18/2014 was between 9-11am

15. HAC Comments

- a) Next CSUCI Site Authority Meeting: Monday February 2nd, 11:30 AM
- b) Next U Glen Board of Directors Meeting: February 12, 2015, 4:30 PM
- c) Next UG HAC Meeting: Wednesday January 21, 2015, 6 PM