

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
Minutes for Wednesday, February 25, 2015 (6 PM)

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

Council members In attendance:

Russ Petruzzelli, Karen Romney, Chris Scholl, David Carlson, Joshua Smith

University Glen Staff: Dr. Erik Blaine, Deanne Ellison

1. Call to Order

The meeting was called to order at 6:02 by Russ Petruzzelli.

2. Approval of Minutes

Monthly HAC minutes are circulated and approved via email following each meeting. The January 2015 minutes were accepted and are posted (<http://universityglencorp.csuci.edu/homeownersadvisory>).

3. Public Safety Report - no officer present to report

4. New Business

a) HAC Newsletter, Newsletter stations around the neighborhood

- Mr. Smith presented the idea of being in charge of organizing an HAC generated newsletter to be distributed by the HAC for community information, events, notifications, stories, suggestions, reminders of how to use condo cafe etc... Thought if it was not ok to attach to mailboxes, considering attaching to doggie bag posts.
- Dr. Blaine - attaching to mailbox is ok with covered plastic box provided by UGlen
- Homeowners support the idea of mailbox location over dog waste stations because not everyone has a dog or walks those paths and think more people check their mail.
- Mr. Carlson - suggested that having a more central bulletin board style display at towncenter was good for people who come to the towncenter.
- Ideas to consider for Newsletter
 - calendar of events (in list form) to include campus events construction projects etc, footnoted highlights from HAC meetings and/or ongoing issues, suggestions
- We would need volunteers help with distribution dependent on number of locations.

b) Nextdoor.com

- <http://universityglen.nextdoor.com> (email russ.petruzzelli@gmail.com to join)
- Mr. Petruzzelli and now 98 residents are using nextdoor.com (a social media site) for community networking, social groups, etc. It is able to verify residency within the boundary of our group which includes the UGlen living area: homes, townhomes apartments. Nextdoor.com is being used to debate 2025 Vision but clearly has more social use than just

that with a dog, community gardeners and hiking group already established. Joining this group is voluntary.

c) Updating condo cafe property contact info on website (NEW OPEN ITEM)

- Mr. Smith recently logged a condo cafe landscape request and found outdated UGlen information. It still lists Emma Ashley with obsolete email address as contact under the 'Property' tab. Please fix.

5. Public Comments

An informal town hall meeting to discuss the Phase 2a/b development will immediately follow the HAC meeting. The special session will be held from 7:30- 8:50 PM in the *Town Center Market* in the casual area in front of the coffee bar. UG Corporation staff are welcome to attend.

6. Unfinished Business

a) No lighting along Channel Islands Dr. and nearby sidewalk

- Dr. Blaine: received 1 bid so far, want more, \$70k for the dark section, lighting plan would be consistent with existing light structures matching the tall street poles, Chapel to roundabout, no historical reason why that section was like that.
- Resident: suggested that with one broken wrist already, a temporary solar solution would be better than nothing at all while waiting for bids.
- Russ: noted that each stairwell on CI street in that area have mostly no light and in the dark of night is dangerous.

b) Town Center open mike sessions. Live music venues.

- Ms. Ellison said UGlen is not pursuing anything with the residence halls and are waiting for a proposal from the HAC and must consider in forming proposal:
 - the students who reside around the open mic area
 - should talk to owners of restaurants
- Mr. Petruzzelli maybe should just try a couple of different to things to see what draws interest, maybe just pick a day perhaps start with a sign up sheet to see if there's local interest in performing.
- Ms. Romney, why not during lunch hour or dinner hour, free and uncomplicated

c) Addition of gate at "Long Grade Canyon" and Camarillo Street to allow pedestrian and bicycle access to creek levee from Camarillo St.

- Ms. Ellison: still waiting on queries from UGlen to CSUCI, no change
- Mr. Petruzzelli: any idea when?
- Dr. Blaine: will ask Dave Nirenburg to make another inquiry (STILL OPEN)

d) Discussion re: Decision by Fire Marshall against new barrier to vehicle traffic at the North end of the alley at Platts Harbor Dr.

- Dr. Blaine: the fire marshall made his ruling, the resident who initiated can contact the fire marshall for more detail (CLOSED)

e) Site Authority Website: No member names. Removed on purpose?

- The website is now up to date with current SA member names. (CLOSED)

f) Status of equipment in Fitness Center #2.

- Mr. Petruzzelli: tested the recumbent bike #5 -- still no audio no video (OPEN)
- every other issue has been resolved

g) Reserves and CAM Rent: Reporting per Sublease Item 4.3 (2) "Maintenance Rent".

- Mr. Petruzzelli: per GSL 4:3.2 regarding a detailed statement being provided annually, if you collect more fees than you spend, it should be returned to the homeowners
- Dr. Blaine: since the calendar year switch to fiscal year, Common Area Maintenance July 1st 2011 was 1st year of being on fiscal year also 1st year report did not go out. He is aware because he used to send the report out. He is developing a report for all prior years and will reproduce on annual basis by April 1st for years 2011-2012, 2012-2013 and 2013-2014
- Resident: how about copy of reports that had been mailed for other years?
- Dr. Blaine: he will post on HAC site or provide copies, they will show revenue in and several expense items, trash, insurance, reserves and more; will show income side from (cam fees)
- Mr. Petruzzelli: Are CAM fees built into rent for apartments? Is that information public?
- Dr. Blaine: wants the report to come out, then we can discuss what may or may not be missing, he will field any questions after report comes out. Clarified that rental townhomes are treated as rental apartments
- Mr. Petruzzelli: asked for another page on HAC website to publish and preserve this report
 - Dr. Blaine: said yes to this request

(See Attachment 1)

7. Landscaping

a) Fire Repairs: Status of Insurance Company payout?

- Dr. Blaine: we have approval but there's disagreement on the amount because of deductible, submitted claim and paid out less than what was requested, differential percentage is about 20% less than claim, hadn't gone to trial (STILL OPEN)

8. Ongoing Status Reports (As Needed)

a) Dog Park and Commons Park

- Resident Susan: what are they spraying in the dogpark? Can we be notified in advance so we can avoid those days?

- Dr. Blaine: will get more information from Mike what happened. Possibly open to posting something on a posterboard in a strategic area to notify.
- Resident Darcy: said that spraying herbicide to kill clover in the grass. She is concerned with kids playing in the park
- Mr. Petruzzelli: complained about where Valleycrest mower has struck the dogpark fence leaving open areas where a dog could get out of fenced area, he has personally repaired holes but it keeps happening.

9. 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.

10. Management Office Report - issues

11. Architectural Reviews - none

12. Construction Updates

- a) Sierra Hall, 3 Story Science Building will be open for fall classes
- b) Southside of campus, at santa paula street, removed old buildings. Opening date not set.
- c) Expansion on dining halls: more demo work over Spring Break, can’t see anything from the street

13. Upcoming Events

- a) Aut-2-Run coming in April 19th
 - Dr. Blaine: says they changed course from last year based on what they’ve learned from prior years of the event. There will be one lane closure on Camarillo Street, nothing will run through UGlen, he will send 2 maps to be posted on HAC website or disbursed electronically. The race is open to the community.
- b) Ms. Ellison: CI hosting Relay for Life March 27-28th, event raises awareness for cancer. Will be held in the South Quad.

14. Additional Public Comments

- a) A homeowner is concerned about overspray from irrigation system, complained about her car becoming doused, what can be done? No schedule doesn't let her plan for this irrigation. Has made complaints to UG in past up to 5 times. Also a waste of water. (NEW ISSUE)

- Blaine: he knows the schedule but will talk to Mike about overspray.
- Russ: says he will talk to Mike about it and add to HAC agenda
- Darcy: concerned that there's no response from Condo Cafe, no followup on Condo Cafe aside from original request

- Deanne: messages rec'd by office and given to appropriate personnel
- Russ: also concerned with followup: update FAQ page, talked to Dave in past, front desk is in charge of non maintenance issue. Mike handles maintenance issues.
- Blaine: will work to process

b) Resident asked about the dumptrucks and mounds of dirt by the water treatment plant

- dirt was donated to campus from the PCH malibu slide, clean dirt that campus got a hold of either cheap or free. It will be used to build up the area for future development.

15. HAC Comments - none

Next UG HAC Meeting: Wednesday March 18, 2015, 6 PM
Next U Glen Board of Directors Meeting: Thursday April 9, 2015, 4:30 PM
Next CSUCI Site Authority Meeting: Monday May 11, 11:30 AM

Attachment 1 -- Ground Sublease Section 4.3 Maintenance Rent (Paragraph 2)

The monthly assessments of Maintenance Rent due from Homeowner shall be estimated not less frequently than yearly by SA, and adjusted by it from time to time, with such estimate being due by Homeowner on or before the 10th day of each month. **The actual costs for each year shall be accounted for by SA and a detailed statement thereof provided to Homeowner by April 1st of each year**, with any differences between the monthly estimates paid and Homeowner's Pro Rata Share of actual costs being due from Homeowner to SA within thirty (30) days of being billed, and with any credit for overpayment being applicable to the next monthly assessment due hereunder. Any capital improvements to the Common Area shall be amortized, expensed and billed as part of the Maintenance Rent over their useful lives as determined pursuant to federal tax law.

Assessments shall include reasonable reserves for capital improvements and infrequently recurring expenses such as asphalt resurfacing and sealing, reroofing and repainting of the Attached Units and improvements in the Common Area. Assessments shall include, in addition to the actual costs for maintenance, repair and replacement of the Common Area and Attached Units for which SA is responsible, professional property management fees, and property damage and liability insurance premiums and loss deductible payments.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS (CPB&G)
Agenda Item 5 January 27-28, 2015 Pages 3 and 4

CI 2025 Strategy CI 2025 is a comprehensive capital expansion strategy being developed to make progress toward achieving the university's mandate of serving 15,000 FTE. A long history of support exists for the university from leaders in the region to meet the demand to educate future leaders for this region and the state. To adequately serve current and future students, new living and learning facilities are needed, including facilities to support and grow campus educational, cultural and athletic activities, as well as recreation and wellness programs. In addition, the plan identifies potential capital projects suitable for partnerships with community groups to serve regional needs, creating relationships and generating revenue. Given the prospect that the level of support from the state for capital projects will not increase significantly, the campus seeks to advance a strategy to achieve its mission by leveraging current assets and exploring alternative capital delivery options. The strategy proposes to facilitate the delivery of several critical capital projects including such revenue-generating projects as University Glen, Phase 2 housing, and expansion of the Town Center retail/housing complex. To assist the campus with identifying all real estate opportunities, in June 2014 the Site Authority supported the engagement of a consulting firm to: 1. Assess the financial status of existing real estate development; 2. Evaluate potential real estate revenue sources and approaches to reducing costs; 3. Evaluate alternative financing and development structures, including public/private and public/public partnerships to free up financial resources; 4. Develop multiple real estate strategies to support CI 2025 priorities; and 5. Develop an implementation plan for the selected development strategy.

CPB&G Agenda Item 5 January 27-28, 2015 Page 4 of 4

Early Concept Project Information The early modelling of the most viable strategies supports positive cashflow opportunities for the campus to invest in the academic campus in significantly meaningful ways and to reduce the Site Authority debt for the University Glen housing development by half. The first CI 2025 project to be considered would be constructed in University Glen on Site Authority leased land that was originally slated for the construction of the final 242 attached and detached for-sale units. With the new project, it is envisioned that up to 590 rental apartments will be constructed. This project will complement the existing 658 units that already exist in University Glen, which is comprised of 184 for-sale single family attached and detached homes, 58 apartments located in a multi-use building, 328 apartments, and 88 rental town homes. The CI 2025 strategy would propose that the Site Authority enter into a public/private partnership for the development, construction and operation of the 590 rental apartments; sell the 328 existing apartments, and convert the 88 rental town homes to for-sale product as the rental leases expire. Proceeds from the sale of the existing housing assets would be used to reduce the Site Authority's outstanding Systemwide Revenue Bond debt. Analysis of the real estate market in Ventura County (for-sale and rental) supports this strategy. Work continues on the project options to assess such areas as the impact on affordable faculty/staff housing, existing residential operations, fiscal and environmental impacts prior to returning to the board.

Educational Benefits To date, state funding with some donor funds has provided classrooms, labs, faculty offices, and student support services. Systemwide Revenue Bonds have been used to finance self-support projects to provide student housing, parking and student union facilities. While the state recently increased the CSU's authority to finance capital facilities, it did not adequately resource the support budget to fund the construction of capital facilities for campuses that have not built its full complement of buildings to serve the academic program. Developing the CI 2025 strategy is vital to the academic mission of the University as it will provide a comprehensive method to increase access to a growing student demand.

Approval of Concepts and Final Development Plans Prior to the execution of commitments for the development and use of the properties, conceptual approval of individual projects will be presented at future meetings of the Board of Trustees. In addition, any related environmental documents and master plan revisions, amendments to the non-state capital outlay program, schematic plans, financial plans, and/or key business points of finalized development agreements plans will be presented to the Board of Trustees for approval.