

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

Minutes for Wednesday, March 18, 2015 (6 PM)

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

1. Call to Order

- a) Meeting called by chair, Russ Petruzzelli at 6:03 pm
 - 1. HAC Present: Russ Petruzzelli, Josh Smith, David Carlson, Karen Romney
 - 2. University Glen Corp: Dave Nirenberg
- b) Absent: Chris Scholl

2. Approval of Minutes

- a) To be approved via email after this meeting.

3. Public Safety Report

- a) Several vehicle break-ins and garage theft. PD is considering this an open investigation.
- b) UPS packages recently stolen
- c) Safety Day planning started. Date is scheduled for Saturday, May 25th. Same day as Dolphin Palooza.

4. New Business

- a) Phase 2A/B development
 - i. Small working groups on Nextdoor.com
 - ii. Declaration to go out tomorrow.
 - iii. Several individuals spoke at Camarillo City Council.
 - iv. Russ spoke with Linda Parks. She was receptive to concerns.
 - v. Several community members are going to speak to Kathy Long.
 - vi. Community member cites 'students living in UGlen' as an ongoing history of non-communication. JLL never spoke with any residential community stakeholders, even though their original statement said they would conduct ongoing dialog to survey all constituents.
 - vii. Several concerns were raised by homeowners about the Vision 2025 Plan.
 - viii. Why can campus sell off the rentals, etc. for a profit while the homeowners are restricted for what they can sell their house for? Residents are being held to a different standard than the campus.
- b) There is a truck and trailer that has been parked in Phase 2A/B on a long-term basis (License 1LZ5952 with expired tags).
 - i. Dr. Zach Ray (PT) a resident of Westlake Village and has an office in Thousand Oaks
 - ii. Owner/Kinesio2go.com (Live Athletics): For-profit company with a staff of five.
 - iii. Why are no UGlen residents allowed to park there while an outside entity has an agreement with UGlen?

- iv. Dave Nirenberg will report back next month.

Unfinished Business

- a) No lighting along Channel Islands Dr. and nearby sidewalk.
 - a. Initial planning phases.
 - b. Mr. Nirenberg said 2nd bid came in 50k more than 1st bid
 - c. Campus planning is working with UGlen staff to provide proper lighting along the public street on the residential side of the street.
 - d. Would light bollards be an acceptable/less expensive alternative?
 - e. Mr. Nirenberg: asked for in these bids to accommodate future light bollards later (the lower pathway lights)
- b) Town Center open mike sessions. Live music venues.
- c) Addition of gate at "Long Grade Canyon" and Camarillo Street to allow pedestrian and bicycle access to creek levee from Camarillo St.
- d) Status of recumbent bicycle #5 in Fitness Center #2.
- e) Reserves and CAM Rent: Reporting per Sublease Item 4.3 (2) "Maintenance Rent".
- f) HAC Newsletter
- g) Condo Café Improvements
 - a. Staff is working on various improvements to the system
 - b. Staff realizes there are some confusing drop-down menus. Looking to streamline it.
- h) FAQ page on University Glen website needs content.
 - a. Staff is working on the FAQ page.

5. Landscaping

- a) Tumbleweeds: Valley Crest tossed them over the fence along Channel Islands Dr.
- b) Iceplant removal not complete along Camarillo Street between campus and Lewis Road. Finish up this weekend.

6. Ongoing Status Reports

- a) BBQ Areas in Phase 1A/B and Phase 1C: Cleanliness and Concerns?
- b) Fitness Centers 1 and 2: Suggestion Box submissions, Equipment, Concerns, etc.
- c) Pools: Cleanliness/Concerns/Suggestions
- d) Animal Issues (Dog behavior/Barking/Leash compliance...)
- e) Community Garden
- f) Dog Park and Commons Park

7. 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 and Dog Park.

8. Management Office Report

- a) Maintenance/Construction Update
 - i. DG Path Repairs
 - ii. Dog Park Fence is being re-fixed, was repaired poorly once before
- b) Housing Update
 - i. 96% occupied, 97% leased
 - ii. 3 homes for sale, all in escrow.
- c) Fire academy using engineer testing in Phase 2AB Tuesday March 31st-April 2nd
 - i. allowed to use free because believe it benefits University either way
- d) Ice plant being removed on Camarillo drive. did not finish. Saturday 3/21 will be working on it again.
- e) There are still trees with big red X's but thinks they'll be addressed. UGlen will be providing that info to us when that happens.
- f) Aut2Run: reiterated path of travel was altered that there is no path through UGlen.
- g) FAQ page still not updated but looking for input from us the HAC (NEED TO CREATE QUESTIONS AS GROUP OR HAC)

9. Architectural Reviews

- a) None

10. Construction Updates

- a) Sierra Hall – Finishing up this spring. Fences coming down before commencement.
- b) Student Housing Phase 3 is fully underway. Be careful along Santa Paula (south side of campus)

11. Upcoming Events

- a) Tactical Fire Dept. Day March 31st thru April 2nd
- b) Next U Glen Board of Directors Meeting: Thursday April 9, 2015 4:30 PM
- c) Next UG HAC Meeting: Wednesday April 15, 2015, 6:00 PM
- d) Aut2Run Event: Sunday, April 19, 2015, morning hours
- e) Next CSUCI Site Authority Meeting: Monday, May 11, 2015, 11:30 AM
- f) UGlen Safety Day: Saturday, April 25, 2015

12. Public Comments

- a) Residents will have financial information from UGC by April 1st.
 - i. Resident Wolfgang what about the apartments, rental townhomes etc.
 - ii. Resident Campbell: they should be paying too
 - iii. Mr. Petruzzelli: should be compelled to share CAM Fees of apartments etc because they are part of the total
 - iv. Mr. Smith: we are entitled to refund if we overpayed per the Ground Sub-Lease

13. HAC Comments

- a) All comments previously given.