

**UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL**  
**Minutes for Wednesday, April 15, 2015 (6 PM)**

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

**1. Call to Order**

- a) Called by Russ at 6:04 pm. All members of HAC in attendance.

**2. Approval of Minutes**

Monthly HAC minutes are circulated and approved via email following each meeting. The February and March 2015 minutes were accepted and are posted.

**3. Public Safety Report**

- a) Report by Officer Brownfield
  - i. Report of person at 4 am recently pulling door handles. Was not reported until the following day. No thefts related to it.
  - ii. Safety Day: April 25<sup>th</sup>, 10 am to 2 pm.

**4. New Business**

- a) Newly released financial report. No information on level of reserves. Ref Exhibit C.
  - i. Dave Nirenberg requested specific questions provided so he can address each question individually.
  - ii. Balance seems to be off by approximately \$40,000.
  - iii. Request for information related to rentals' contributions to CAM fee. Erik stated that CAM fees are collected from rentals.
  - iv. Where are late fees recorded?
  - v. Report provided does not specify that it is only addressing homeowners, not rentals.
- b) Is use of BBQ area by the general public allowed? (Recent problems).
  - i. Not sure if banning outsiders is enforceable. The desire is to not allow outside individuals from using the BBQ area. UGC will look into it.
- c) Water conservation.
  - i. What is the campus doing for water conservation?
    1. Campus is on recycled water for all irrigation.
    2. UGC is replacing all sprinkler heads which reduce flow by 50%.
    3. UGC is working on adjusting heads where necessary.
    4. Campus is nearly 100% on reclaimed water. UGlen is on reclaimed as well.

## 5. Unfinished Business

- a) Town Center Live Music Update.
  - i. Russ followed up with Diana Ballesteros to inquire about performers at the Town Center.
  - ii. Possibly have an acoustic performer on an evening to test it out.
- b) Add gate at "Long Grade Canyon" and Camarillo Street to allow pedestrian and bicycle access to creek levee from Camarillo St.
- c) Lighting upgrades on Channel Islands drive and sidewalk.
  - i. One resident is adamantly opposed to street lighting.
  - ii. UGC will put up temporary solar lights at the walkway stairs.
- d) Report on "Level of Reserves" and contribution amounts by residence type. (CAM Fees).
  - i. See above comments.
- e) The recumbent bike #5 still no audio no video (OPEN).
- f) Update on CI 2025 Vision Plan. Status of RFP? Report on the PPC meeting?
  - i. See notes below.

## 6. Landscaping

- a) Condo Café Tickets filed by Russ for common areas:
  - i. 17525 Broken sprinkler head in park.
  - ii. 17526 Fence repair in park. Top of levee behind dog park.
  - iii. 17527 The toy box, dirt bin and shovel are broken.
  - iv. 17528 Sprinkler spray distribution at dog park.
  - v. 17529 Trees need pruning on Channel Island Dr.
  - vi. 17530 Shrubs needs trimming. Santa Cruz Island Ct.
  - vii. 17531 Retrenching along Channel Islands Dr.
  - viii. 17532 Plants trampled and missing on Platts Harbor Dr.

## 7. Ongoing Status Reports

- a) Level of Reserves
  - i. See comments above.
- 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 2A/2B Development.
  - i. March BOT approval to move forward with 'some development'.
  - ii. Will establish a planning group that will include homeowners and renters. Members not established yet.
  - iii. Yesterday's meeting. Homeowners were not included. Majority of the discussion was about Phase 2A/2B.
  - iv. Yesterday's meeting was intended for campus personnel. No decision-making was done at the meeting.
  - v. Residents feel there is a lack of trust in the communication. Campus should have at least been informed that there was a meeting going on.
  - vi. HAC should be available to participate in the draft of the RFP.
- h) Storm Report (Effect of any weather on the neighborhood).
- i) Dog Park and Commons Park
- 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) Decomposed granite 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.

**9. Management Office Report**

- a) Dave Nirenberg reported the following:
  - i. CAM fees are going up 9.00% for Single Family Homes and 10.25% for Townhomes.
  - ii. UGC provided a breakdown of proposed CAM fees.
  - iii. Current reserves stand at approximately \$4.2M.
  - iv. Painting of townhomes – question regarding when. Add to next month’s unfinished business.
- b) Fire safety correction notice
  - i. Single side parking on Cathedral Cove, Elephant Seal Cove and Frenchy’s Cove.
  - ii. SFM gave a 30 day correction notice.
- c) April 19<sup>th</sup> – Aut2Run should not go thru UGlen.

**10. Public Comments**

- a) Various comments provided throughout the meeting.

**11. Architectural Reviews**

- a) None

**12. Construction Updates**

- a) Sierra Hall almost complete. Fences should come down within the next month.
- b) Student Housing Phase 3 underway. Please use caution when traveling on the south side of campus (Santa Paula Street).

**13. Upcoming Events**

- a) Aut2Run: April 19<sup>th</sup> 2015 Morning hours
- b) Safety Day: April 25<sup>th</sup>, 2015 10 am to 2 pm.
- c) Commencement: May 16<sup>th</sup>, 2015 9 am and 3 pm

**14. HAC Comments**

- a) Various comments provided throughout the meeting.

**15. Meeting adjourned: 7:47 pm**

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

- Next UG HAC Meeting
  - Wednesday May 20, 2015, 6 PM
- Upcoming CSUCI Site Authority Meetings
  - Monday May 11, 2015, 11:30 AM
  - Monday, September 14, 2015, 11:30 AM

Next U Glen Board of Directors Meeting: August 13, 2015 4:30 PM