

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

Minutes for Wednesday, June 17, 2015 (6 PM)
Conference Room of the University Glen Corporation Offices, CSU Channel Islands
45 Rincon Drive, Camarillo, CA

Call to Order

Russ Petruzzelli called the meeting to order at 6:03 PM.

Attendance

Russ Petruzzelli, HAC Chair
Josh Smith, HAC Member
Susan Engelmann, HAC Candidate
Diana Estes, HAC Candidates
Dave Nirenberg, Senior Director, University Glen
Absent: David Carlson

Approval of Minutes

Monthly HAC minutes are normally circulated and approved via email following each meeting. The May 2015 minutes have been reviewed. Posting was delayed as of this writing. There was no quorum for the May meeting.

Public Safety Report

No officer was available to attend this meeting, so no report was given.

New Business

1. HAC Election
 - a. The Ground Sublease states, "The HAC shall consist of five (5) members, no fewer than three (3) of whom shall be homeowners." Article V, Exhibit E to Ground Sublease
 - b. Diana Estes and Susan Engelmann were elected as new members. Welcome!
 - c. Just 17 ballots returned. There is one open seat.
 - d. HAC needs to appoint last seat within 30 days, HAC needs to find a 5th person or UGlen will find one.
2. Russ suggested to Dave that we hire a note taker for HAC meetings so HAC members can remain engaged, UGlen has previously declined to pay to have the minutes taken so this would be on HAC to arrange and fund. Dave said he would revisit this decision and discuss it with Josh.
3. Russ: accounting group on NextDoor.Com, putting in public requests and collecting information from Carolyn Doll, slow process because they have requested a lot of information, looking for transparency to find reasons why rates have gone up, Dave is aware with formal letters being submitted.
4. Question: July 1st new CAM fee takes affect?
 - a. Yes, direct deposit should be stopped, and set up anew with Condo Café
 - b. Nirenberg is going to look into what should be rule of thumb for direct deposit; Noelle will be asked (works on Site Authority side of accounting), guaranteeing that there will be no late fee with regard to issues with changeover, stated that "I will personally waive those fees", Nirenberg further stated that: "there will be no delay on fee increase as requested by Wolfgang Paasch"
 - c. Dave: will work to find out info on direct deposit

- d. Resident: voiced concerns with withdrawal date inconsistencies. (Varies greatly).
- e. Russ: people with auto bank withdrawals setup need to be notified to stop that to changeover to Condo Café.
- f. Dave Nirenberg: Agreed that on letter addressing this issue offered mixed information, Dave Nirenberg will return with information to disseminate through NextDoor.

Unfinished Business

1. Update on street lighting along Channel Islands Dr. and nearby sidewalk
 - a. Street lighting: Mike working with 3rd party company, was some delay on receiving 'as built' for site so they could supply to tri county lighting to get an estimate to do street lighting and bollards, some people want bright, some people want dim. Quotes are still pending, Mike is not here to present on lighting because quote not done.
2. Town Center open mike sessions. Live music venues.
 - a. Open mike sessions: campus contact said that she would be happy to act as go between students and us. Acoustic music is the goal for 1st time around, Thursdays 5-6:30 pm was suggested. At patio of Tortillas, Nirenberg needs to coordinate with George (tortillas manager),
 - b. An "unofficial goal" was set to have the 1st performer during the 1st week of school. Nirenberg noted goal date.
3. Reserves and CAM Rent: Reporting per Sublease Item 4.3 (2) "Maintenance Rent".
4. Condo Café
 - a. Improvements: "Menu" button vs "Submit Request": For maintenance request use the "Menu" button at the top right.
 - b. Dave, best place to submit maintenance/landscape requests is condo cafe, Mike sees those things more immediately than anywhere else.
 - c. Mike said that wrong category is okay, it will still get to him. If you want to send a picture, must send email to University... (refer to Russ's Nextdoor post regarding this issue)
 - d. No content on Condo Cafe FAQ page, Dave admitted haven't reviewed yet so will get to it tomorrow
5. FAQ page on University Glen website needs content.
6. Irrigation system maintenance: Was accomplished by Valley Crest workers.

Landscaping

In progress: DG improvement of dirt path along West side of Santa Cruz Islands Dr. (Complete as of this writing on 6/26.)

Ongoing Status Reports

1. BBQ Areas in Phase 1A/B and Phase 1C - Cleanliness and Concerns: None
2. Fitness Centers 1 and 2 - Suggestion Box submissions, Equipment, Concerns, etc.: Ok
3. Pools - Cleanliness/Concerns/Suggestions: Ok
4. Animal Issues (Dog behavior/Barking/Leash compliance...): Ongoing issues with people not picking up poop. Especially noted on Anacapa Dr.

5. Community Garden: Plots available. Join Nextdoor.com and the "Glen Gardeners" group for info
6. Dog Park and Commons Park: Join Nextdoor.com & the "Dog People" group for the latest safety tips & info

Future Neighborhood improvement requests

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).

1. Beautification of DG path along creek adjacent Frenchy's Cove. (Native plants that are compatible with Fire regulations.)
2. Suggestion for trees & picnic tables/benches between Community Garden & Dog Park.
3. Addition of gate at "Long Grade Canyon" and Camarillo Street to allow pedestrian and bicycle access to creek levee from Camarillo St.

Management Office Report

1. Fire Correction Notice:
 - a. All curbs have been painted. We were visited by postal delivery person who was annoyed by people parking at post boxes to pick up mail during his delivery,
 - b. Called Camarillo Postmaster and said they will figure it out even if it means postal person parks further away.
 - c. 1 Complaint about painting curbs, Dave responded to it.
 - d. Possibly green temp parking or yellow loading zone to be able to designate certain times of parking allowed, Dave N. checking on regulations (FOLLOWUP)
2. Question: Is parking enforced by campus parking for both CSUCI and Community?: Yes. The only times residential parking rules are not enforced are Friday evening after 5 PM until 7 AM Monday morning.
3. ValleyCrest brought out irrigation specialist, 32 main valves that control many others, they found many leaks at elbows, mentioned that we have root problems and will be ongoing
4. Considering removing a particularly old tree as part of addressing its roots intruding into sidewalks and potentially homeowners' patios; would not be replaced with a new tree as a rule of thumb.
5. Trying to work through condo cafe for these requests, Dave Nirenberg does not have access to condo cafe without a 'T' number, no administrator capabilities in preset interface, not customizable beyond how they bought it originally.
6. Decomposed granite (DG) path along Santa Cruz Island Dr: Work is in progress, nearly completely framed, adding DG soon, ValleyCrest Landscaping is in charge of it. (Path is complete as of this writing on 6/26.)
7. Brush clearance begins Wednesday, July 24th, 100 foot clearance on all properties, Phase 2AB gets disc'd around the same time to clear brush including tumbleweeds
8. Diana Estes asked if it would make sense to do brush clearing before July 1st when it's mandatory? Dave Nirenberg agreed and looking into it (FOLLOWUP)

9. Housing: 90% occupied, 99% leased. 3 for sale, 2 in escrow. Homes are still selling instantly at full price.
10. Homeowner permit requirements (Discussion)
 - a. Structural electrical plumbing, requires permit issued through university, fees are now associated with that, can be found on UGlen website under housing sales, property improvement form, permit fee calculator, Dan Gerard is inspector,
 - b. Russ: if this is an official change to the ground sublease, it needs to be changed and addressed by CSUCI lawyers; concerned with lack of enforcement coming back to become legal issue later upon enforcement
 - c. Nirenberg: improvement requests go to UGlen, Russ will look up GSL for backup information
11. Town Center
 - a. Pure Health has gone out of business in the Town Center.
 - b. Indian restaurant is struggling but will likely struggle into the next school year, bad timing to open plus construction setbacks, summer pretty slow time.
 - c. Smith: suggested that marketing to Point Mugu would be a good idea for military patrons, closer than Camarillo or maybe even Oxnard, could strike a deal (discount) by showing military ID.
 - d. Russ: supports the idea stating there's not a lot of places to eat on base. (Subway, A café, and a Taco Truck)

Architectural Reviews

None

Construction Updates

1. Sierra Hall virtually complete will open on time for the fall, ready for lab students.
2. Santa Rosa, fall of 2016 600 beds, significant remodel to residential dining facility, capacity full for incoming class.

Upcoming Events

No upcoming events, some summer camps but not of traffic being expected with those events.

Public Comments

1. Susan concerned with landscaping, walks campus and neighborhood 5 days week, significant difference between our homes and campus, are they university employees? (yes). Voiced concerns with lack of quality in ValleyCrest's work here in UGlen
 - a. Dave N. - Years back before Dave N., Eric went through process to see if campus could supply labor but said it was before him and that it was significantly more expensive
 - b. Smith: concerned with diminishing quality in that years ago was excellent
 - c. Russ: seems like they are reactive not proactive, Mike gets things done but there are lots of issues with quality.
 - i. Dave N will look into speaking with management
 - d. Smith: Concerned with looky-loo employees focusing more on women in their immediate area than their work, re: runners and pool area. There is no excuse for making our residents uncomfortable in any way.
 - i. Dave N - had previously addressed issue about 1 month ago but mostly talked about the pool area

- ii. Dave N affirmed to the HAC that a "General displeasure with ValleyCrest Landscaping" will be addressed
 - e. Russ: suggested that staff wear nametags possibly to report them by name.
 - i. Dave N understands and will address
 - f. Resident: Landscape changes in perpetual drought should be big topic when meeting with VC or new landscaping, change practices to match these drought conditions
- 2. Estes: what is the process for appraisal to determine value of improvement
 - a. Russ, in GSL
 - b. Dave N. Relying on expertise of appraiser
 - c. Estes: How do they determine the value of assets? Asked if Laurie could come and speak to this idea.
 - d. Dave N. will find out if she (FOLLOWUP)
 - e. Russ: suggested that could be contentious in an HAC meeting but maybe be more comfortable to create working group of residents to bring back information to be disseminated
 - f. Dave N: asked that we submit this question by writing via email to UGlen.

HAC Comments

- 1. Locks have been installed on our local electrical boxes that serve the street lighting.
 - a. Dave N - installed as of yesterday 6/16
- 2. Replacement needed for Dr. Andrea Grove as homeowner representative on the Board of Directors. Since she moved out of UGlen, she can no longer fill the role of "homeowner representative"
 - a. Dave N. will followup with Eric Blaine (FOLLOWUP)

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

Next UGlen HAC Meeting:

Wednesday July 15, 2015 6:00 PM

Next UGlen Board of Directors Meetings

Thursday Aug 13, 2015 4:30 PM

Thursday Oct 8, 2015 4:30 PM

Next CSUCI Site Authority Meeting

Monday Sep 14, 2015 11:30 AM