

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
MINUTES for Wednesday, July 15, 2015

1. Call To Order

- a. By Josh Smith 6:01 pm.
 - i. Board members present:
 - 1. Josh Smith
 - 2. David Carlson
 - 3. Diana Estes
 - 4. Susan Engelmann
 - ii. UGlen Representative: Dave Nirenberg (arrived at 6:45 pm)

2. Approval of Minutes

- a. Monthly HAC minutes are normally circulated and approved via email following each meeting. The June 2015 minutes have been reviewed and posted.

3. Public Safety Report

- a. There have been reports of UPS/FedEx packages being stolen from front steps of houses. Police are monitoring and stepping up patrols.
- b. Minor medical calls were reported in UGlen

4. New Business

- a. Election for last open seat on the HAC
 - i. Kayleigh Fry was appointed to the open fifth seat for the HAC. Term will run for two years.
- b. UGlen response to CAM fee questions as submitted by Community Accounting Group
- c. Request for a Copy of and detailed explanation of the 'Reserve Study' and 'potential funding scenarios as presented by Dr. Blaine during the UGlen BOD meeting on 8-14-2014
 - i. Discussed that the residents and the accounting group are still waiting for the UGlen response to the accounting questions. Handed out copies of the accounting questions to all people present at the meeting.
 - ii. A copy of the detailed explanation of the reserve study and potential funding based on the reserve study will be delivered – will be provided in the University's response to the public records request of Russ P, Carolyn P, and Rod V.
- d. Request a Copy of and detailed explanation to findings in the CSU Board of Trustees Audit Report 03-14 dated 8-20-2014. especially answers referring to findings in the UGlen section of the report:
 - i. Audit Committee (recommendation 19) (Minutes of ALL Audit Committee meetings since August 2014 also should be provided for review)
 - ii. Reserves (recommendation 20)
 - iii. All documents should be readily available since they were due to be delivered to the Chancellor's office on 2-20-2015
 - iv. Regarding the 08/20/2014 audit: Dave N says that is on line. Wolfgang says it is not. The audit we are looking for it is the follow up of the University to the Audit. According to the audit the follow up should have been submitted by Feb 20, 2015. Dave N says he will check that out.

- e. Provide copies of the following accounting documents.
 - i. P&L report for the last 3 fiscal years
 - ii. general ledger for the last 3 fiscal years
- f. Update to all home-owners about the discussions in the working group meeting "East Campus Development Area Planning Group" on 7-8-2015
 - i. Planning group was established and has met. Community members can come to the meetings and observe, but they cannot participate. The group will set up an email address so the community can give input. The first meeting had Dave N. and Erik B and the board of trustees on the phone. There was also a moderator. Discussed "what would you like" and "how do you envision the new development, "and the members of the planning group felt very comfortable bringing up issues. The university has not established the plans and there is understanding that, at this point, there is no set plan. In August, they will be discussing possible developments and alternative developments. There are three meetings scheduled, but it could go beyond that because it won't be a quick resolution. All the questions the neighbors had were brought up by the members. Doing nothing is not an option for the site authority. Someone called them out on the communications issues. It's an open forum and more of a feeling out session for the homeowners – positive aspects of U Glen. Communication was an issue but they are trying to focus on what to do with the development. Did not know what phase 2b was, everything behind fence is now being called phase 2. She brought up that we need to look into the impact that the apartments will have. They are asking to get together a focus group of U Glen people.
 - ii. We need to keep the environment the same and not be shortsighted.
 - iii. Wolfgang asked Dave N. about the minutes of the meeting, but Dave N. said that the minutes haven't been completed yet.
 - iv. Wolfgang said "What's the purpose of the meeting? What is being done? Where is the stuff being transferred?" Wolfgang is concerned that they are asking for ideas and then the University will just say no. They are letting us openly discuss and get focus groups together and have some input. Karen wants to be positive. Miriam says they wanted our additional input by Friday.
 - v. More discussion about the building of the new area. What percentage of faculty is actually living and/or renting? What is the turnover on the apartments? That is a concern – a transient community.
 - vi. The problems come down to money. They are trying to fix their own bad books.. Erik told Wolfgang to ask Sight Specific (meeting moderator consultant).
 - vii. It is unclear when the proposals will be done.
- g. It was noted that the pools have not been closing at 9 pm lately. People loitering at the pool as late as 10 pm.

5. Unfinished Business

- a. Note taker for HAC meetings minutes and or recording. Will UGlen pay for this?
 - i. No comment from UGlen regarding a paid minutes-taker.
- b. Update from accounting group
 - i. Discussed the accounting questions – The homeowners have sent the accounting questions to UGlen and the Site Authority and they have not yet received any response. Discussed that UGlen does not employ a professional

management company, but bills owners for “management” fees. Also discussed that the reserve studies have not been made public and we have been unable to obtain bank statements indicating where the alleged \$4,000,000 in reserves is being kept.

- ii. Darcy Loeber comments that Dave N told her that he told all employees not to speak to anyone in the community. Mark Spencer said he will not sign for any keys.
 - iii. Discussed that the homeowners should be treated as HOA – there are required reports that we are not getting along with no ability to control how the CAM fees are spent or how they increase.
- c. Any issues with UGlen direct deposit changeover re: CAM fees?
- i. It was noted that people cannot sign up with condo café for online deductions, but you have to hand them a check instead. Dave N says he will look into it. Two people say they were successful with online deductions, two others were not. Dave N says the UGlen office staff will walk us through it we go up to the office and ask for help.
- d. Update on street lighting along CI Dr. and nearby sidewalk
- i. UGC is waiting on a proposal from a possible contractor.
 - ii. It was noted that lights that go on that have house numbers are on photoelectric; cannot be turned off or on manually.
- e. Town center open mic sessions, will there be anything in place by start of school?
- i. Dave Nirenberg had a discussion with the mariachi club, and the mariachi group is excited about coming. Dave N says it's better for him because of University politics. Most professors go away for the summer – will check later for other clubs. There is an open mic club on campus. Russ says he will check.
- f. Condo Cafe, no content on FAQ page pending Dave Nirenberg Review
- i. FAQ page has not yet been completed.
- g. Decision on what color to paint curb by mailboxes? Regarding Fire Correction Notice
- i. Green painted curbs are for short term parking for picking up mail at mailboxes.
- h. Homeowner permit requirements; will UGlen be making a change to the GSL?
In reference to prior status quo of "lack of enforcement" may become a legal issue if now enforcing.
- i. Dave N says the University will start charging the homeowners a fee for the permits, and they will start enforcing them. Anything that will be structural will require a permit. The university wants to be reimbursed for the state inspector. Dan Gerrard is the inspector of record for the university, and the university wants to get reimbursed.
- i. Outside Area Marketing, has UGlen come up with a plan to market Point Mugu Base Personnel to visit campus eateries and services
- i. Dave N says that no marketing to the base has happened.
- j. Valley Crest

- i. Concerns about Valley Crest – Dave N says he met with Valley Crest, and Dave and Mike met with the Valley Crest supervisor and covered all the issues. Dave N says this will be an ongoing issue. Issues with the staff hanging around the pools; Dave N wants to hear about these issues personally. There has been some discussion about name tags on staff in case there is an issue with a staff member, some of the workers have name tags.
 - ii. What discussions have happened about the drought? Only talked about reducing watering. 28 leaks were fixed, there are piles of grass and they need to gather up all the leaves and take it away. They should do a test patch of mulch material, and keep the dust down. There is water in the soil and on the dog path.
 - iii. As a community, we want more drought tolerant plants. Dave N agrees. Work needs to be done with Valley Crest. Some of the grass areas are playground for the children, but Dave N says there are areas that can be modified. We need to look at the entire property to find out areas where water can be suspended. Dave N says there have been some reports of residents using potable water to water plants. Dave N says we need to do a marketing campaign to the community, but he has been too busy with the many public records requests that are taking up time. Carolyn P responds that if UGlen would simply provide the accounting records to the homeowners, there would be no need for a public records request. The vegetation that is being taken away is being recycled and mulched, it is not going to a landfill.
 - iv. Karen Romney noted the university is going to pull up the lawn and replace it with other materials.
 - v. Russ brought up the strip between the street and the sidewalk, saying that plants that attract bees could be bad for the children. The outer strip of Channel Islands area north of the bridge on the right hand side and there are other areas.
 - vi. Valley Crest is still cutting the grass very short, and in the summer it shouldn't be cut so short. Karen Romney brought up that it would make sense that the university people work with the Valley Crest people.
- a. Process of appraisal to determines sales value of a home improvement; will Lori Lang be speaking to a group of community members?
 - i. Diana E asked about the approved appraisers. Lori Lang at UGlen told her they are directed by U Glen to do a home improvement appraisal, and are directed to get a market value of the various improvements. Diana spoke to two appraisers on the approved appraiser list. One said that she does appraisals based on depreciation of the improvement and its life expectancy. Another appraiser said that she looks at the current market value of the improvement which could be a better way to go. It would be a good idea to ask the appraiser their method before you hire them. Might get a benefit from it. Lorie did not talk about the ground sublease.
 - b. UGC Board of Directors, who will be the homeowner representative?
 - i. University President will appoint open seat when Andrea Grove's term is up.

6. Landscaping

- i. See Valley Crest notes above in Item 5j.

7. Ongoing Status Report

- a. BBQ Areas in Phase 1A/B and Phase 1C - cleanliness, concerns
- b. Fitness Centers 1 and 2 - suggestion box submissions, equipment, concerns
- c. Pools - cleanliness, concerns, suggestions:
 - i. The filters are always clogged with leaves. Parents visited and there was a mess in the bathroom. Dave N says he will talk to the police about the pool and that homeowners should call the police.
- d. Animal Issues - dog behavior, barking, no-leash:
 - i. There are lots of cats not on leashes, and dogs are let loose. What do we do about animals not being on leashes? Report it to the police. But will animal control come out here? All residents have the rules with regard to the leashes. People with barking dogs should be identified to us and to U Glen if they are violating the noise laws. You need to email, identify the dogs, or speak to the owner.
- e. Community Garden - Plots available? Visit Nextdoor.com "Glen Gardeners" for info
 - i. There are plots available, and sign-up sheets are in the box. Mulch is needed. The garden could use the swaths cut out around the garden.
 - ii. A request was made to install an 18" planted gap between the fence and the outside grass area. Valley Crest will do the work.
- f. Dog Park and Commons Park - Visit Nextdoor.com "Dog People" group for latest safety tips and info
 - i. Dog park needs more sand to fill the holes.

8. Future Neighborhood Improvement Requests, Wish List or Wishful Thinking

- a. Beautification of DG path along creek adjacent Frenchy's Cove. (Native plants that are compatible with Fire regulations)
- b. Suggestion for trees & picnic tables/benches between Community Garden & Dog Park
 - i. Locations need to be identified.
- c. Addition of gate at "Long Grade Canyon" and Camarillo Street to allow pedestrian and bicycle access to creek levee from Camarillo Street
 - i. Dave Carlson suggested a jogging path from the campus to the park – pedestrian bridge over the creek to provide the proper access. Russ Petruzzelli said part of the bigger effort – big rock park; the street lights should continue up there – there was a proposal to continue the dg path from the meadow to the campus and add it as part of the improvements for 2a and b that would work. Dave N. says the cost is significant – will need a retaining wall – might be asked for as part of the development of phase 2a/2b.
 - ii. Wish list for the 2a/2b development. Dave N says to make the wish list big. Should communicate the wish list for the community.

9. Management Office Report

- a. Possible Vehicle Storage in University Glen. Dave N. wants to make the HAC aware that they might park vehicles in 2a/2b like Camarillo Airport. Dave N. said the vehicles

would be on a temporary basis only, they are still trying to figure out compensation. Dave N said the company that needs to store these vehicles are looking for land all over the county. The airport gets \$2,000 per acre.

- i. Comments from the homeowners were:
 1. oppose the vehicles, but it would be better than the apartments;
 2. Dave Carlson said the trucks hauling the vehicles would cause damage to the streets – who will be responsible for paying for the damage?
 3. Other residents voiced objections to the proposal

10. Architectural Reviews

- a. None

11. Construction Updates

- a. Sierra Hall is now complete.
- b. Student housing is under construction on the south side of campus. Suggested drivers go slowly, especially when students are there.
- c. Dining Commons expansion is under construction, but should not affect UGlen traffic.. The facility will be opening in the fall of 2016. Residents can go to Islands Café anytime. There is a fill station to buy a guest card to eat there.
- d. Pure Health went out of business and there will not be a new business in that facility. Dave N. says that the Pure Health area will be used, but cannot comment on what will occupy the space yet.

12. Upcoming Events

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| a. August HAC Meeting: | Wednesday, August 19th, 2015 6pm |
| b. First day of classes: | Monday, August 24, 2015 |
| c. UGlen Board of Directors: | Thursday, August 13, 2015, 4:30 pm Thursday, October 8, 2015, 4:30 pm |
| d. Site Authority Meeting: | September 14, 2015, 11:30 am |

13. Public Comments

- a. Susan expressed that she was eating in the Town Center and there were people on skateboards and bicycles around young children. Dave N says that he will take a look at the issue. Dave N says they “follow the lead of the university” but that he has noticed that a lot of kids dump the bikes and the scooters above the doors. Someone said something about the University wants the students to be able to ride the skateboards.
- b. Dave Carlson noted there are skateboard deterrent devices that can be installed on seat top walls to discourage damaging skateboard grinding.

14. HAC Comments

- a. All comments covered previously.

15. Additional discussion

The following notes are from late financial discussion after Dave Nirenberg arrived. Discussion was held at the end of the meeting.

- a. Questions about the Accounting of Common Area Maintenance Fees provided by University Glen to the Homeowners in May 2016. The Questions from the accounting report about the two accounting reports provided by University Glen to the homeowners

- in March 2015 and May 2015 were brought up. The accounting questions were first presented to Dave N in June 2015 by HAC chair Russ Petruzzelli. The questions were also mailed to the Site Authority and UGlen on July 5, 2015. So far, neither the Site Authority, nor UGlen has answered even one question.
- b. Dave N acknowledges that he has seen the accounting questions and will answer the accounting questions. When pressed by the homeowners for a date when the accounting questions will be answered, Dave N refuses to provide a certain date or any date for that matter as to when the accounting questions will be answered. Wolfgang objects to Dave N's response and says it is not courteous. Dave N. says that is not true.
 - c. Wolfgang inquires as to whether or not UGlen considered postponement of the CAM fee increase pending providing a suitable accounting and answering the accounting questions. Dave N says they will not postpone the increase in the CAM fees – it's a done deal.
 - d. Wolfgang wants to know why there has been no response to the accounting questions and why the fees are being retroactively implemented.
 - e. Carolyn P asked Dave N who the "professional property manager" of UGlen was. Dave N responded "What's a professional property manager?"
 - f. Dave N says the documents will all be provided via the public records requests and states that UGlen is spending a great deal of time on the public records requests. Carolyn P responds that public records request would not be necessary if the homeowners were allowed to review the invoices that are being paid out of CAM fees, the contracts, etc.
 - g. Dave N says Deanne Ellison will give us the documents. Deanne Ellison is the director of administrative services. There is a question as to whether or not the staff in the UGlen office have been directed not to speak to the residents. Dave N says that he has NOT directed anyone at UGlen not to speak to homeowners.
 - h. Russ P asked Dave N, again for the bank statements showing where the \$4,000,000 in reserve money is being kept.
 - i. There were conversations about what homeowners can ask for. Dave N says specific accounting records have to go through him.
 - j. Dave N was asked again for an estimate on when the accounting questions would be answered. Dave N responded that they are "working diligently"
 - k. Item 4c from the agenda: A copy of the detailed explanation of the reserve study and potential funding based on the reserve study will be provided in the University's response to the public records request of Russ P, Carolyn P, and Rod V.
 - l. Item 4d from the agenda: request the audit from 08-20-14 – Dave N says that is on line. Wolfgang says it is not the audit we looking for, it is the follow up of the University to the Audit. According to the audit the follow up should have been submitted by Feb 20, 2015. Dave N says he will check that out.
 - m. Item 4e from the agenda: item 20 - the question is asked of Dave N why the audit shows there is 0 in the reserve account. Dave N doesn't know why.
 - n. Dave N says the board served as the audit committee prior to the establishment of one at our meeting. Dave N says an audit committee was established. The meeting is next Friday – the audit committee consists of Erik Blaine, David Press, and M Jaragon. Dave N attends the meetings. Questions are raised by the homeowners about the ability of Erik Blaine to "audit" the people he supervises. Dave N says "they" determined that Erik Blaine can be on the audit committee because he is not staff. Homeowners are not satisfied with this response. Wolfgang reiterates that he is concerned about the findings of the audit performed last year by the Chancellor's office.

Dave N is talking about the audit committee that serves the UGlen board of directors. The Chancellor's audit brought up that there was no audit committee acting on behalf of UGlen.

16. Meeting adjourned at 7:50 pm

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