

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
MEETING MINUTES
Wednesday, September 16, 2015

1. Call To Order

- a. Meeting called to order at 6:01 by David Carlson
- b. HAC Attendees
 - David, Josh, Kayleigh, Diana, Susan

2. Approval of Minutes

- a. Monthly HAC minutes are normally circulated and approved via email following each meeting. The previous month's minutes will be posted online upon approval.

3. Public Safety Report

PD Representative:

- a. A few weeks ago the north pool was vandalized near bathroom area. Hopefully it will not be a repeat offense.
- b. School bus complaint: residents are passing busses on red lights. \$700-800 ticket. PD will increase presence
- c. No recent packages stolen off door steps. David reports that this is a frequent thing in other communities. Officers are following delivery trucks to assure no one is following to grab packages.
- d. Wolfgang discussed traffic on Camarillo Street in the morning. The new entrance is supposed to service students but the traffic is still heavy on Camarillo. Officers are conducting traffic control during heavy traffic periods and waving people through to lessen the congestion. Students aren't instructed to use the new entrance because it is a public road.
- e. Intention is to build larger lots on University Dr. and eventually all "Pocket lots" on campus will be decommissioned in the future. All parking will be in Northern area of campus.

4. New Business

- a. Graffiti / Vandalism at Pool Area (see above)
- b. Mosquitos
 - VC vector control comes on to property every other week. A treatment for standing water areas is being put in water to kill larva. Will be on campus for the next week or so. Tablets have been purchased and have been utilized and Mike installed them today. These are daytime mosquitoes which are nesting and breeding in the naval base area. Base has ceased to spray aerially. Areas are hand sprayed. Call to naval base to inform of the infestation of mosquitos. This is a cyclical occurrence, mostly in summertime. Alert office if you find standing water. (creek, dam, etc.)
- c. Bus stop
 - Susan Engelmann said her husband observed a child crossing in front of parent's car who was not visible until the last moment and this is dangerous for children. Dave N will look into painting the curb red plus a crosswalk (across the road from the bus stop by Santa Cruz) to prevent parents from parking and obstructing clear views for drivers.

5. Unfinished Business

- a. Accounting Group Update:
 - Dave-Eric committed to creating a document to answer all of the listed questions so that we can have a concise message to the community (promised at the site authority)

meeting). Will be delivered to the community during the week of the 28th. Will hand deliver them. Dave N will not answer any questions at this time because this document will address all questions including:

- i. CAM Fee questions:
- ii. Audit Report Update
- iii. P&L requests, Ledger Requests
- iiii. PeopleSoft chart of accounts with title and reckoning.
- v. Reserve Fund Info
- vi. CAM Fee increase justification

b. "East Campus Development Area Planning Group" Update

- Meeting last week: several residents attended and were allowed to speak. Originally going to be three meetings but there will be additional meetings. Total not determined yet. At the next meeting the facilitator will address information provided by the group. The report from facilitator has not been drafted and there is no date yet. There was much discussion by JLL team. A lot of talk about RFQ, how open/restricted it should be. They are going forth with a broad spectrum approach which does not limit proposals to apartments only. They are going to fulfill what the Board of Trustees requested when they rejected apartments only.
- Sale of apartments going out first. Looking for quality companies to buy and manage apartments. Must meet certain criteria and have quality.
- Development of 2A/B is next.
- Sale of townhomes to convert into for-sale properties is on hold for now. Requested guidance as to how they should go about it. They won't flood the market so they will stagger sales. As the leases expire, they will review the market before being listed for sale. Will allow individuals to extend their lease if they request to reduce the competition. Sale of townhomes will go toward retiring debt.
- Sale of existing 328 apartments is the only thing on the table now. No action expected before the end of the year. "Ducks are in order" in terms of the issues the community is facing. Expect sale to generate 62 to 67 million that will go toward retiring debt.
- The income generated by 2A/B properties will go toward new campus buildings. They expect no action on RFQ until end of 2016
- Common area maintenance: the maintenance of UGlen will either be assumed by the company that purchases/manages the apartments or it will continue to be managed by UGlen. It will not be split up.

c. Condo Café Update

- FAQ page, etc.
- Maintenance request submitted two weeks ago received no response. Potentially busy queue.

d. CI Drive Street Lighting update

- No updates from Dave; continuing to look into options and get quotes.
- Russ posted picture of lighting idea.
- \$127K bid received for street lighting.
- Original design was to have streetlights at intersections. No intersections along that stretch of road.

e. Town center open mic update

- Mariachi club scheduled for tomorrow. Conflicted with their weekly meeting.
- Head of the music department will look for other groups, hopefully by next Thursday.
- Dave brings up the issue of a lack of communication between the Glen and homeowners. Facebook, NextDoor. Seeking out better ways to communicate to community individuals.
- Ultimately wanted to involve the university. Potentially reaching out to local areas. Camarillo High School.

f. Valley Crest landscape maintenance

- General dissatisfaction voiced by community has been communicated to them. Campus and UGlen have two different grasses which require different maintenance/water. Dave C mentioned complaints of leaf blowers blowing dust debris into foyers, courtyards, garages, etc. Dave N made a note to communicate.
- Valley Crest will be present for the next two Saturdays for no additional charge. Trying to communicate the needs to the Valley Crest crew. Weekly meetings are being held with regional supervisor and attention is being raised.
- Tree in the creek will be removed.
- Water shut off for 7 days due to requirement by water company. Glen and University are secondary for water use after the farming community. Watering has been reduced from 3 to 2 days per week. Water is shut off during periods of rain.
- Planting of additional trees seems counterproductive (drought and potential El Niño). Trees will be planted in spring along with drought tolerant plants.
- Irrigation that isn't operational will be removed (along creek).
- UGlen subject to water cut back. Problem: new start date set and no credit for previous water reductions.
- Watering days – Dave is unsure and will request timing.
- Reduction increased by the low flow sprinklers.

g. Drought issues / Prep for El Nino

- Gutter clearing for townhomes: Dave is working on it. Single family homeowners are responsible for theirs. No date mentioned but Dave will get a plan together.
- Creek outside of campus has not been cleared. Who clears this? –County (Fish and Game). Especially near the bridge on Calleguas Creek which flooded in the past.

h. Exterior Building Maintenance / Repairs

- Steve Clark Photos: All will be addressed from his photo essay.
- Dave N directed Mike to look into new benches for Dog Park that don't have tot playground areas.
- Dave is working on painting bid for apartments and townhomes which includes trim and garages. (will need to verify this). Specialized paint will be used to 'repair' superficial cracks and the like.
- Rusted out handrails will be part of that bid.
- Vehicle Storage in 2A/2B Update – they have been notified to vacate within 30 days. Might be relocated to 10 acres behind power plant coming off Potrero so we will never see them

j. Pools, BBQ Areas, Fitness Centers

- Graffiti mentioned previously.

- Late nights and noise. Police or parking try to get there as close to 9 as possible. Complaints about lights going off at 8 instead of 9 will be looked at.

k. Dog Park Tree Installation

- No additional tree at this point, because of the drought and El Nino.

l. Community Garden

- Plots available. No new info.

6. Management Office Report

a. **Reported by Dave Nirenberg:**

- Most of his report has already been mentioned. 6 homes for sale, 5 in escrow. Homes selling within 7 days. Nearly 100% leased.
- Tortillas Grill is interested in expanding into space once occupied by Juice Bar. The Indian food is doing ok – they extended their service to student plans but they are not required to report sales to UGlen. Frequently closed during off-season and UGlen cannot require them to be open.

7. Future Neighborhood Improvement Requests / Wish List

- a. Beautification of DG path along creek adjacent Frenchy's Cove.
- i. David said will occur after rains so it doesn't wash away.

8. Architectural Reviews

- a. One homeowner request. No other news.

9. Construction Updates

- a. Student housing phase 3 – underway.
- b. Dining areas – under construction
- c. Road near south end will be widened and repaved.

10. Additional Public Comments

- a. None

11. Additional HAC Comments

- a. Parking of students in front of houses with UGlen parking passes.
- If pass expires or is invalid – parking will enforce
- b. There is a report of a resident who walks in the middle of the street - not using the sidewalk.
- Police will educate jaywalkers

12. Upcoming Events

- a. UGlen BOD Meeting: October 8, 2015, 4:30 pm
- b. Operation Safe Halloween: October 31, 2015
- c. Site Authority: October 15th, 11:30 AM

~~~~~

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

Next UGlen HAC Meeting:

Wednesday October 21, 2015 6:00 PM

Next UGlen Board of Directors Meetings

Thursday Oct 8, 2015 4:30 PM