

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

Minutes for Thursday, December 17, 2015

1. Call To Order

- a. Meeting called to order at 6:00 pm by Diana Estes.

2. Approval of Minutes

- a. November 2015 minutes - approved at via email.

3. Public Safety Report

- a. PD Representative: Garrett Brownfield
 - i. Three car thefts recently – from two unlocked doors.

4. New Business

- a. Letter from President Rush

5. Unfinished Business

- a. Property Management
- b. Accounting Group Update
 - i. C Phillips said that she does believes that the selection of the new management company should be done by people who do are not homeowners. How can a group of people who are not homeowners make decisions about who will be chosen to manage the homeowner's money?
 - ii. Wolfgang Paasch wants to know why there are no answers to the accounting questions submitted in July 2015.
 - iii. President has said that he will take on the accounting issues and it will be done by February 2016.
 - iv. Dave Nirenberg says that he knows nothing about the process.
 - v. Dave Nirenberg responds and says that six years ago when he got hired the responsibilities of the food contractor were problematic and it is not unusual for axillary corporations to handle multiple responsibilities. At that time it was not unreasonable to combine these responsibilities.
 - vi. Dave Nirenberg says that he has had the responsibilities for the last two years.
 - vii. Wolfgang Paasch says that whoever University Glen sends to the Homeowner's Advisor Council meetings are acting as a representative of University Glen and the Site Authority and should have the authority and the knowledge to answer the homeowner's questions.
 - viii. Mark Hewitt says that he doesn't believe University Glen Corporation or the Site Authority owes the homeowners any answers. Mark refers to the letter from University Glen which according to Mark, states that University Glen does not have a duty or responsibility to answer the homeowner's questions. Mark believes that Erik Blaine wrote the letter that Dr. Rush signed. Mark says the homeowners are spinning their wheels...Erik Blaine probably feels like the landscaping does not need to go through the process because it is being brought in-house as the University is taking it over.
 - ix. Diana wants to identify which homeowners lived in University Glen when there are still a professional property we had a manager – Julie Rutherford and Susan Engelmann are identified.

- x. Carolyn Phillips as wants to know whether or not the property manager will be hired by the University or will be a third party manager – but there is no University Glen or Site Authority representative at this meeting who can, or will, answer these questions.
- xi. Julie Rutherford says that it is not fair that some of the worker bees lose their jobs; that she has heard from the maintenance workers that they are afraid of losing their jobs.
- xii. Susan Engelmann says that it is critical that the people who live here are the same ones that have a stake in taking care of this place live. She notes that neither Dave Nirenberg, nor Erik Blaine live in University Glen.
- xiii. Miriam says we have to be careful, too. She comes to all of the HAC meetings and there has been much dissatisfaction about Valley Crest – she reminded everyone that some people had mentioned that the University had done it before. So now here we are and now the University is going to be doing the landscaping and no one at University Glen (Erik Blaine) will tell the homeowners how much it will cost – they say they don't know how much it will costs.
- xiv. Miriam continues that splitting off the food and student housing management company will be a positive step – and that Dr. Clark has been appointed to the University Glen Board of Directors – we got him appointed to the board – also thinking of having someone from the homeowners get on the board – the time frames are never quick enough. The delays are not acceptable. Time frame of February 1, 2016 – in January we will find out more about the landscaping –
- xv. Property management company – she is compassionate too, but we have to look at the big picture of the community and the community does need a good property manager –
- xvi. Miriam mentions that it is a shame that Bill Robe elected to leave early. We need to work together. We need to do these things in a more polite manner. If we are more respectful then it will work better.
- xvii. Miriam says she hopes there will be some resolution. What are the positive things?
- xviii. Does everyone get what they want? Don't lose focus – we have a very big thing that needs to be dealt with – the 2025 – RFPQ –
- xix. Diana Estes says we are dealing with a government entity –
- xx. Another positive step is the University Glen Board of Directors will meet monthly.
- xxi. Wolfgang says that he agrees that we are moving forward. He says that by moving forward we are moving in a circle.
- xxii. Julie Rutherford says for example who doesn't want to get rid of Valley Crest – how much will be pay though?
- xxiii. Wolfgang says we voice our concerns and it is like talking into a rubber wall. No response means that we reach our own conclusions.
- xxiv. Julie Rutherford says we also have a responsibility to communicate that we don't want to pay more. Diana Estes agrees that when we do communicate, we don't get anything back.
- xxv. Susan Engelmann says Dave Nirenberg comes to these meetings and sits here as the University Glen and Site Authority representative, yet he doesn't have any answers. We need the answers. We need a two way communication with someone who can give us the answers.

- xxvi. Dave Nirenberg says that he is not involved in these decisions.
 - xxvii. The homeowners press Dave Nirenberg for the identity of the decision maker. Dave Nirenberg will not say who the decision maker is.
 - xxviii. Susan Engelmann says that the person who makes the decision is Erik Blaine.
 - xxix. C Phillips says we have were told we would have the answers to the accounting questions first by Aug 15, then Nov, now Feb 2015.
 - xxx. C Phillips says Exhibit C is the key to everything and if Exhibit C to the sub ground lease is not right neither the audit, nor any accounting can be correct. This means that any audit is a waste of money. C Phillips privately communicated this information and several versions of Exhibit C to Dr. Rush via email. (Versions from 2002 and 2006).
 - xxxi. Dave Nirenberg states that the audit was conducted by a private auditor and is being reviewed by the Site Authority.
 - xxxii. Wolfgang Paasch says the audit was presented to the Site Authority on Monday. Jim Constantine told Wolfgang that the audit should be available and should be emailed to us.
- c. CAM Fee status
- i. CAM fees have been rolled back to pre-July 2015 rates.
- d. "East Campus Development Area Planning Group" update
- i. No report.
- e. Landscape Maintenance
- i. Valley Crest will not be working at University Glen anymore – The homeowners want to know how much it will cost us – C Phillips says that it is not ok for the decision to have been made without our input and without knowing how much the change will cost.
 - ii. Julie Rutherford states: Recalled the \$25,000 statement of Erik; stated that homeowners don't want to pay more; expressed her concerned that the University taking over will cost the homeowners more money because they will need to buy more equipment – Julie R says she emailed Dave Nirenberg after the last meeting and did not get a response – Dave Nirenberg says did not recall getting the email and asks Julie Rutherford to resend her email.
 - iii. C Phillips wants to know who is making the decisions at University Glen on behalf of the homeowners and asked who made the decision regarding the landscaping
 - iv. Dave Nirenberg responds that he does not know who is making the decision.
 - v. Dave Nirenberg told the homeowners to email Erik Blaine to try to find out who make these types of decisions.
 - vi. Susan Engelmann – stated that at the last HAC meeting these changes (hiring a property manager and changing the landscaping company) was mentioned, but that she left the meeting with the impression that the homeowners would be involved in the decision-making process.
- f. Preparation for El Nino
- i. Dave Nirenberg reports that he was at an El Nino meeting on campus this week with a meteorologist. The indicators are that there will be multiple events one after another. Dave N says there is a sandbag station. The creek has been

cleared. University Glen has done some of its own sandbagging in some of the problematic areas.

- ii. Emergency evacuations in the event of flooding was discussed. Talked about ingress and egress. The best way to get off campus is university drive. IF university drive goes, then Camarillo Street is probably gone and we are an island. (I've got a kayak). University Glen can feed people for a while. The events will be short lived and potentially repeated. There is a campus perimeter. Just be prepared and we will do what we can to assist. University Glen has a strong relationship with the University and the University has a strong relationship with emergency and governmental agencies.
- iii. We should have 12 hours' notice of an event. And that's where we are at.
- iv. Miriam – says she was walking across the bridge that connects the two bridges – talking about the pipe that crosses the creek – Dave N says it is reclaimed water – and it can be turned off.
- v. Carolyn Phillips mentioned that there is no fence to block debris from flowing from the basin to the creek.

g. Exterior Building Maintenance / Repairs status

- i. Dave Nirenberg says the rain gutters are being done and a note will be placed on the door of the owners. Diana says she hasn't seen anyone cleaning rain gutters.
- ii. Dave Nirenberg says University Glen is in the process of procuring bids for the painting of the property.
- iii. Then we have the bids for the painting. Dave Nirenberg presented some of the difference in the proposals for painting. No action has been taken on the painting.
- iv. Dave N says the streets need to be slurry sealed and restriped. According to the reserve studies. Some Slurry seal was done in another phase. – Dave N says they have looked into the University contractor.
- v. Carolyn P wants to know if the little walls were included in the bids. Dave N does not know.
- vi. Dave N says they were confident in the specs they put out.
- vii. Julie R wants Dave N to make a note to get a quote for the homeowners to paint the homes.
- viii. Dave N talked about the various options that they looked at – painting – elastomeric – Dave N says the bid is for painting.
- ix. C Phillips suggested that Dave N speak to the people on the corner of Elephant Seal and Anacapa Island Drive.
- x. Julie R wants to know how long the painting will last. What is the life span of the paint?
- xi. List of work performed by University Glen on the infrastructure, apartments, and townhomes was given to the Homeowners. This is the same list that was passed out at the Site Authority meeting.
- xii. Miriam suggested that the painting contractors should be local.

h. Vehicle Storage in 2A/2B Update

- i. Someone mentioned that even Dr. Rush doesn't know what is going on with the management of University Glen and cited the vehicle storage as an example.

- ii. Bill Robe says that Dr. Rush knew about the cars. The homeowner recalled Dr. Rush saying that he was not aware that the vehicles were there.
- iii. Diana Estes wants to know why University Glen got involved with all of this.
- iv. Vehicles will be stored in 2A/2B until at least July.

- i. Pools, BBQ Areas, Fitness Centers
 - i. No report.
- j. CI 2025
 - i. No updates on the CI 2025 plan.

6. Management Office Report

- a. UGC Representative: Dave Nirenberg

7. Architectural Reviews

- i. Reuben has put in up lighting and has changed his lighting. Ruben did the changes and then asked for permission to do the changes. They brought up whether or not to approve this.

8. Construction Updates

- a. Student Housing construction on south side of campus continues. Student housing should be completed by August 2016.
- b. Susan Engelmann – says very bright lights are on at 4:30 a.m. The new construction lights are very bright. Why are they lit up at 4:30 a.m. when no one is working?

9. Additional Public Comments

- a. None

10. Additional HAC Comments

- a. None

11. Upcoming Events

- a. Campus is currently on Winter Break
- b. Spring Semester begins Monday, January 25, 2016

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<http://universityglencorp.csuci.edu/>  
Next UGlen HAC Meeting:  
Thursday, January 21, 2016 6:00 PM