

**UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL**  
**MINUTES for Thursday, January 21, 2016**

**1. Call To Order**

- a. Meeting called to order at 6:02 pm by David Carlson

**2. Approval of Minutes**

- a. December 2015 minutes – approval pending.

**3. Public Safety Report**

- a. PD Representative: Curtis DeBoni
  - i. December 17-18: Theft of two skateboards stolen from the front porch of apartments
  - ii. December 23-24: two vehicles broken into. Cards taken. No forced entry. Cards used in Oxnard. Identified and communicated with suspect and warrant served.
  - iii. January 14-16: mirror stolen off of car.

**4. New Business**

- a. Unapproved Architectural Improvements
  - i. Improvements without approval becoming a concern.
  - ii. Purpose of the requests: Want the neighborhood to look uniform. Delegating the authority to HAC so that UGlen doesn't need to police.
  - iii. Screen doors and some similar improvements can go through the documentation but not through the HAC.
  - iv. Have UGlen send a reminder letter explaining the process or posted to NextDoor or Mailboxes.
  - v. What about reversal? Fines? Take this back to Dave to better understand the process.

**5. Unfinished Business**

- a. Dr. Rush letter discussion
  - i. Based on last month's discussion:
    - 1. There has been no answer from the site authority level, therefore we do not have a concrete answer. C Philips wants to go to site authority to discuss the answers and whether or not they agree with what was written.
- b. Accounting group update
  - i. Paperwork that they say has been processed has not been delivered to the homeowners. All that was given was the report for the CAM fees. This audit was performed by the same entity that audits everything. Overcharging of homeowners and reserves are not present.
  - ii. Carolyn's house this weekend (Saturday) at 11:00– to discuss the audit.
  - iii. Audit didn't reference any portions of documentation they used to formulate their answers. Wolfgang proposes to speak to auditors for explanation.
  - iv. 2005-2015, reserves co-mingled in single account. 2015 – memo to segregate the accounts for reserves.
- c. East campus development area planning group update
  - i. Haven't heard anything since September.
  - ii. University being paid \$40,000/month to keep the cars.
- a. Landscape Maintenance
  - i. Improvements since the campus landscapers have been substantial, although still concerned about cost.
  - ii. Residents voiced concern whether CAM fees will increase due to campus taking over maintenance.

- iii. Tree trimming for large trees in front of homes. David to homeowner: Probably this summer, all trees will be trimmed. Grounds crew would be in charge of this. File through Condo café and email Mike with a photo and reference number from Condo Café.
  - iv. Valley Crest still parking vehicles on land. Are they being charged a fee?
  - v. Darcey: Erosion of DG path behind Smugglers Cove.
  - vi. Next meeting: Possible representative from landscaping?
  - vii. Gutter cleaning was not completed on townhomes before rains. Note was posted but no one was seen performing the gutter cleaning. Proposed to do the cleaning last month before the rain.
- b. Preparation for El Nino
    - i. Sandbag station looks depleted during the first part of January.
    - ii. Lack of drainage in courtyards and front yard area. David may have landscaping plans that show the location of the drainage.
- c. Exterior Building Maintenance / Repairs status
    - i. No comments
- d. Vehicle Storage in 2A/2B Update
    - i. Valley Crest Vehicle storage. David mentioned he believes that UGC is charging Valley Crest for the mulch pile and vehicle storage. Prior, Valley Crest was discounting their charges when they were doing the landscape maintenance. Therefore, they should be paying for the storage now. UGC should confirm
- e. Pools, BBQ Areas, Fitness Centers
    - i. Batteries dead in remotes in 24 hour gym.

**6. Management Office Report**

- a. UGC Representative: No representative present

**7. Architectural Reviews**

- a. None

**8. Construction Updates**

- a. Repaving of Rincon ongoing.
- b. Chapel – installation of sidewalk in two phases in front of Malibu Hall.
- c. Student Housing construction on south side of campus continues.

**9. Additional Public Comments**

- a. None

**10. Additional HAC Comments**

**11. Upcoming Events**

- a. Spring Semester begins Monday, January 25, 2016  
Students will be moving in this weekend.

~~~~~

<http://universityglencorp.csuci.edu/>  
Next UGlen HAC Meeting:  
Thursday, February 18, 2016 6:00 PM