

University Glen Homeowners' Advisory Council Agenda

for Thursday, February 18th, 2016

1. Call to Order
 - a. Meeting called to order at 6:01pm by Diana
2. Approval of Minutes
 - a. Approved
 - b. Dave will add notes to website tomorrow.
 - c. Notes possibly be sent to the HAC members for quicker approval and publication
 - i. Approved
3. Public Safety Report
 - a. PD representative: Curtis
 - b. Jan 30th, Prank. Baby powder and toilet paper on a car with objects left at porch. No damage
 - c. Police safety during power outage was commended.
4. New Business
 - a. HAC representation on UGC Board
 - i. HAC and Glen board meeting to better understand relation and communication.
 - ii. Opportunity for HAC members to communicate and to possibly have representation on the board.
 - iii. Overall happiness with landscaping
 - iv. Concern with architectural improvements with no request.
 1. UGlen Corp interested in hearing HAC opinions regarding deficiencies and lack of communication before improvements
 - v. HAC lacks authority to make someone paint their house but should be able to point out corrections to deviations of the approval process. A process must be established. HAC can recommend changes to the ground sublease; however, this doesn't mean changes will be accepted.
 - vi. Community needs to be possibly re-educated on the ground sublease and there needs to be a fully developed process (who to take maintenance requests to vs. complaints, who discusses those issues, who approves/rejects, etc.
 - vii. After approval/rejection, individual within the community can go to the Site Authority.
 - viii. Before new management takes over, UGlen should address the current outstanding issues.
5. Unfinished Business
 - a. Accounting concerns

- i. “Déjà vu.” Dave N says that CAM report should be out in Feb. Wolfgang – Doc states Jan 31st.
 - ii. Wolfgang discusses Rush’s report. Dave has not seen the report and was not included in the communication
 - iii. Ventura Investments; UGlen transition
 - 1. VTA investments – liaison between HAC and Site Authority
 - iv. Eric – where does he fit into the picture? Dave: No answer.
 - v. VTA Investment adaptation
 - 1. Outstanding issues must be solved under current management before they are handed off to a new management group.
- b. “Ease Campus Development Area Planning Group”
 - i. Scheduled for Feb 23rd at 4:30 @UGlen Board Room
 - ii. Public can attend but unable to comment
- c. Landscape maintenance
 - i. Overall positive comments
 - ii. Trees – stressed. Campus has certified arborist that can assess trees
 - iii. Wes Cooper – in charge of gardening and maintenance.
 - 1. Cost? No increase in CAM fees directly related to new maintenance and gardening management.
 - iv. Dog waste disposal bins – UGlen’s responsibility.
 - 1. DG path near the creak.
 - 2. Dave will have them emptied tomorrow
 - v. Current communication process
 - 1. Homeowner → UGlen → Work Order to the campus personnel
 - 2. Can request at the UGlen front desk or Condo Café
 - vi. Valley Crest renting space in “Car Lot”? Answer: Yes.
 - vii. DG path eroding down by creek behind Smugglers: Mike will look into it.
- d. El Nino
 - i. Will continue through the next few months, possibly through June
 - ii. Sandbag disposal – most likely similar to Christmas tree removal.
- e. Exterior Building Maintenance/Repair
 - i. Dave will provide the ongoing maintenance and inspection sheet (generated monthly). This includes major and minor items.
 - 1. Major: Painting project
 - a. Bids have been compared. 850K being the lowest and 1.5M being the highest. Still receiving additional bids for comparison and will conduct due diligence on the potential companies.
 - b. 6-9 month process
 - c. Review of companies will happen next week. Unsure when bids will be accepted. Could possibly be two companies: one for town home and one for apartments.
 - d. Single family homes will be discussed after vendors are chosen .

- i. Survey questions to homeowners to see who would be interested.
 - e. Money is present in the reserves for this project.
 - f. Bids would include repairs, trimming, railings, etc.
 - g. Perimeter/retaining walls cracking: Dave N will get answers.
 - 2. Orange paint – portions of walk will be removed and replaced
 - a. To begin approximately march 1st
 - f. Vehicle Storage 2A/2B
 - i. Nothing new
 - ii. Contract through June 30th with option to renew
 - iii. Thirty day removal policy
 - iv. Maintenance of green mesh screens will be addressed
 - v. Brick work around roundabout
 - 1. Dave N will check
 - 2. Possibly a tree root causing the damage
 - g. Pools, bbq areas, fitness
 - i. Remote batteries
 - ii. Utilize bench tables in bbq area at big grassy field?
6. Management Officer Report
 - a. Representative: Dave N.
 - i. Again, will provide maintenance list
 - ii. No take over date for Ventura Investments
 - 1. Insurance issues
 - 2. Will report to site authority
 - 3. Eric B? Dave can't answer
 - iii. Discussion of UGlen Board's future fit with the HAC. May be more appropriate to go to VTA Invest./Site Authority, as UGlen will deal more with commercial needs.
7. Architectural reviews
 - a. No
8. Construction Updates
 - a. Housing under construction
 - b. Lights on 24/7 for security purposes
 - c. Chapel sidewalk will have a second phase further up the block. Not all the way to the DG path.
9. Additional public comments
 - a. Possible addition of tables and DG between garden and dog park
 - b. Dave explained costs could affect CAM but will receive a quoted price.
10. Addt'l comments
 - a. NA
11. Upcoming Events
 - a. Site Authority Board Meeting : March 10th

- b. East Campus Development: Feb 23rd at 4:30.
- c. Safety Day: Tentative Dates: April 30th or May 7th
- d. Autism Run will be going on. No date as of yet.