

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

MINUTES for Thursday, May 19, 2016

1. Call To Order

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

2. Approval of Minutes

- a. April 2016 minutes approved via email. Posted on website.

3. Public Safety Report

- a. PD Representative: Curtis Deboni.
 - i. Thefts and burglary 13th and 14th of April. Suspect found through credit card use. Search warrant served. Second suspect identified. Cancel cards.
 - ii. December vehicle burglaries on smugglers. DNA hit on a screwdriver found at the scene.
 - iii. If your property is burglarized, don't contaminate scene before calling police
 - iv. April 27th – African American student walking near town center. Heard racial derogatory word. March – similar instance. Thought to be a middle, pre-teen male. Blond hair.
 - v. Tree vandalism in Town Center lot. It appears that this is old graffiti.
 - vi. May 6th. 200 block of Frenchy's Cove. Mail stolen over several months. No forced entry.
 - vii. May 12th – hot tub, red speedo. No contact, no exposure. Matches the same description from the last instance.
 - viii. May 10th – student using wheel chair had bad experience with 11-14 year old boys.
 - ix. Laser pointed from apartments towards a car.
 - x. Commencement – traffic will be affected. Maps have been posted. 2 graduations: 9am and 3pm. Bridge construction on Camarillo Street 3rd through the 4th.
 - 1. Parking – no citations given for cars parking in front of houses. Officer will speak to manager about the policy for that day. No plans to park cars up in UGlen. Possibility if there is a shortage of parking.
 - xi. Casa Pacifica Wine Festival – 6/5.

4. New Business

- a. Homeowner Fines
 - i. Many of the issues are extremely minor. The tone of the letter seemed threatening and not friendly.
 - ii. Historically, this has been a reoccurrence and was taken the same reaction. (not sure what this means?)
 - iii. Ventura Investment Responsibilities
 - 1. Management of past due cam fees and collection
 - 2. Enforce common area issues.
 - a. Streets, sidewalks, buildings, things that can be seen from the common areas, etc.
 - b. Violation notices sent out are courtesy notices. 30 day grace period.
 - 3. Working with the maintenance of UGlen to correct issues with common areas. Working with facilities services, maintenance, etc.

- iv. Don't directly oversee the landscape team. So continue to submit requests through condo café.
 - v. Introduction letter should have come first before the pointed letter regarding fines. Strange to get a letter from an external party.
 - vi. Violation of privacy to be taking pictures of property. Where are the pictures being stored? Security?
 - 1. Professor Clark's photos.
 - 2. This has been a reoccurring topic in HAC meetings. HAC members requested the enforcement of rules and regulations. Tactics may have not been right, but it is a start.
 - vii. Apology should be wider felt to start over with residents. Residents were looking forward to the management, however, it has been disappointing.
 - 1. Identified violations seems to be inconsistent.
 - viii. Residents were addressed before the actual common areas were addressed.
 - ix. Homeowner raises the issue to reassess the ground sublease and whether or not they are reasonable and applicable and relevant.
 - x. Residents had the expectation of the finances being cleaned up and because VIC isn't maintaining that, there is a disappointment. There has been no monthly accounting sent to residents.
 - xi. Basketball hoops in alley ways – danger and a nuisance. However, where are kids supposed to play? There needs to be a common medium.
 - xii. Why is the ground sublease one sided? Where is the monthly accounting? Why are we paying additional costs for the little work that is done?
 - xiii. Ground sublease can be amended if brought before the Site Authority. This can be a future top agenda item.
 - xiv. Financial information will be available on October 1st. Fiscal Year ends June 30th.
 - xv. Money for Management – How much is the community paying for VIC to manage common areas? This will come out when the accounting is released.
 - xvi. There will be no waiving fines. They still have to enforce the sublease by the Site Authority.
- b. Townhome for sale pricing - Steve Carrigan from Broadview Mortgage
- i. Broadview has been involved since the beginning and is well informed.
 - ii. What are the price points?
 - 1. UGlen didn't want to tell the mortgage company their price points. (secret, don't want to tell).
 - 2. Appraisals may be an issue.
 - 3. Average price of current homes within the Glen and units sold outside of the Glen and taking an average. Exemption clause. Because the units have never been sold, they are going outside of the guidelines to sell the units at a higher price. If we don't own our land, why are they comparing to homes where owners own the land?
 - 4. Document – No appraisals have been done to formulate new prices.
 - 5. For new townhome sales - All townhome owners must hold a 500K policy on the unit stated by a UGlen Employee. It must be an in-wall dwelling insurance minimum.
 - 6. Ground lease versions.
 - 7. What does all of this mean for current homeowners?
 - a. Sale-ability of our units will not be affected. Price will not be affected. More likely to affect the townhomes and detached units differently.

- iii. What can be done?
 - 1. Board Members Steve has contacted – they shouldn't have sold the units or the land.
 - 2. Pointed conversations.
- iv. Contact regarding sales – Erik Blaine and Lori Lang.
 - 1. Request Lori or another representative to be at the next meeting.
- c. HAC Elections

5. Unfinished Business

- a. New Management Team Q&A
- b. Who does VIC answer to? Eric, Mike, Deanne. Clarification is needed.

6. Management Office Report

- a. UGC Representative: Dave N. (Covered under previous discussion items).

7. Architectural Reviews

- a. None

8. Construction Updates

- a. Student Housing construction on south side of campus continues.
- b. Street closure between Ventura Street and Santa Paula on south side of campus.

9. Additional Public Comments

- a. None

10. Additional HAC Comments

- a. None

11. Upcoming Events

- a. Saturday, May 21, 2016: Commencement (morning and afternoon ceremonies)
- b. June 3rd/4th, 9 pm to 7 am: Bridge Resurfacing – Camarillo Street night closure

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<http://universityglencorp.csuci.edu/>  
Next UGlen HAC Meeting:  
Thursday, June 16, 2016 6:00 PM