

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

1. Call To Order

- a. Meeting called to order at 6:01 pm by Diana

2. Approval of Minutes

- a. March 2016 minutes approved online. Posted on website.

3. Public Safety Report

- a. PD Representative:
 - i. Busy month.
 - ii. April 5th, briefly unattended weed-wacker stolen
 - iii. 4/9 – 5am, individual damaged light post on Cathedral cove. Light fixture was broken off from post.
 - iv. April 12th evening. Female in pool, male exposed himself to the women. No contact or communication during the ordeal.
 - v. April 13th – three vehicles broken into and had items stolen. Garage door opener stolen and door was open. Smugglers cove and Cathedral Cove. Nothing stolen from the garage.
 - vi. April 14th – More vehicles broken into. Property stolen. Landing Cove and Santa Cruz Island.
 - vii. 6 out of 7 vehicles were left unlocked. One forced entry. Broken entry.
 - viii. Advise to lock vehicles and remove all valuable items.

4. New Business

- a. Vote for new board members. David and Julie up for revote. Individuals must declare that they are running and ballots will be sent out to residents. VTA Investments will check to see what the ballot procedure is.

5. Unfinished Business

- a. New Management Team Q&A
 - i. Members: Emma Mojure (spelling?), Amanda Erin, Desire Rios, Emily Cando (taking over for Desire; representative on site.)
 - ii. Introduction: Investment team will be enforcing the ground sublease for all common areas. Will be walking the property to look for violations/potential violations, to address the issues. Common area maintenance/ fee management: ensure all are paying and enforcing delinquency. Due on the 10th, courtesy notice sent out on the 15th. Main focus is transparency and communication. Grace period up until the 25th without a fee. Late fee \$50; 30 days to pay the late fee along with the CAM fee. Ensure that ledgers are accurate and up to date. 61st day – possible leans will occur. Same process for violations of the ground sublease for maintenance, exterior, etc. Stressing the use of condo café for requests and ensuring that there is follow-up. Duties are limited in the beginning but will expand in the future.
 - iii. Budget:
 - 1. Part of what Ventura Investments will potentially be responsible for in the future. In conjunction with the Uni Glen Corporation, board of directors, site authority. They will have input to this, but will not be

doing the direct accounting. Management and expenses will be looked at and a new budget will be proposed. Homeowners want to be more involved in the budgetary items. Will bring it up with the site authority to see how it will be accommodated and hopefully accomplished.

iv. Responsibilities:

1. As time goes, Ventura Investment will put together a document that shows what the responsibilities will be.
2. Currently responsible for enforcement of sublease. As time goes, these responsibilities will expand.

v. Painting:

1. Town homes will be painted as apartments are sold off.
2. The reserve account has been documented and there are reserves. However, no documentation to show the actual allocation and accounting.

vi. Site Authority:

1. Who could be the person to be approached to bridge the gap: Board of directors will be split because of the different services. CI Retail Services and no current name for the residential side. Therefore, there will be a whole new board of directors that will represent the neighborhood and will report to the site authority. HAC member will be considered for that board.
2. The different entities have lacked communication. Therefore, a different structure would benefit. The HAC member would create the direct link between the different committees.
3. HAC and subgroups have communicated with the site authority. Site authorities solution is to create a committee to deal with the problems.
4. Ventura Investments communicates with several members on a daily basis (Named: Eric and Dave, etc).
5. Homeowners have not trusted the management of University Glen. That was the reasoning behind the management company. Ventura investments are hearing the background story from UGlen. They stated that they have a representative in office to hear our story as well. Explain our problems to Vta Investments whom will then communicate with the site authority.

vii. Common Areas

1. Walls are along Anacapa Island. Outer wall repairs. Vta Investments are responsible.
2. Currently: Facilities services is doing landscaping. Tree trimming – Outside bid.
3. Only responsible for the exterior of the apartments and town homes.

viii. Sale and Leasing

1. Not responsible at this point.
2. Sale has begun. 19 letters of intent to not renew the lease. No leases terminated early. Current resident are given first right of refusal to purchase home. Will be offered slightly above recent sales prices. Cannot compare prices to homes in Camarillo because the land is leased. Long waiting list for townhomes. Teachers will move to the top of the priority list.
3. Sales of rental townhomes Expected to take approximately 4 years.

4. Our home values will not be affected, as the townhome prices will be set at a slightly higher rate.
5. Apartments haven't been discussed and is still being worked out.

ix. Enforcement

1. All neighborhood violations and nuisances.

x. Sale of apartments and townhomes

6. Management Office Report

- a. UGC Representative: NA

7. Architectural Reviews

NA

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

I. Eric Blaine – Public agency account with Nextdoor. Vta Investment suggested to take it over or set up their own.

II. Landscaping

- a. Gravel trail that runs down the creek bed with lots of weeds. Darcey – identify true weeds vs wild flowers. This should be worked with facilities and Ventura Investments has it on their to do list. They have sprayed three times in the last month.
- b. Gravel pathway eroding because of sprinklers.
- c. Requests through condo café are recommended – Vta Investments

III. Fence installation on pathway to water towers

- d. This was not Ventura Investments. It was a prior project. This will be addressed and it will see who made the decision. There will be an emphasis on transparency in the future.

IV. Autism run was handled well.

V. Hazards brought up by resident.

- a. basketball in back allies. Danger to the kids, drivers, etc. Hoops in violation.

VI. Newsletter to educate homeowners about the ground sublease. This could come in chunks and not all at once. This may change after violations. Ventura investments is considering how to do this.

VII. Ground Sublease Exhibit C

- a. Vta Investments has a copy that has this portion. They will provide a copy for the homeowners.

10. Additional HAC Comments

11. Upcoming Events

- a. Saturday, May 21, 2016: Commencement (morning and afternoon ceremonies)
- b. HAC Thursday, May 19th

~~~~~

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