

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

Minutes for Thursday, October 20, 2016 (6 PM)

Conference Room of the University Glen Apartments, Cal State Channel Islands Town Center 45
Rincon Drive, Camarillo, CA

1. Call to Order 6:02 by Russ Petruzzelli. We had a quorum with 4/5 members in attendance.
(Present: Russ Petruzzelli, Susan Engelmann, Kayleigh Fry, Diana Estes Absent: Julie Rutherford) No Site Authority representatives attended.
2. Approval of Minutes: Monthly HAC minutes are circulated via email following each meeting and were approved for August. September minutes are posted.
3. Public Safety Report by Officer Sean Bartlett
 - a) No significant reports for the last month.
 - b) Theft update going back to December of 2015. Officers arrested an individual for those burglaries. DNA and fingerprint analysis and property retrieval. Suspect is an Oxnard resident.
 - c) Resident heard noise at front door and possibly an entry was attempted. No entry was actually made into the home. Resident observed a man running away.
 - d) Safe Halloween. Command post off of Cuyler harbor with extra officers to patrol the neighborhood. Candy will be out. Pictures are still up in the air.
4. Management Office Report (VIC and CI/Site Authority reps)
 - a) Starting next week, VIC will issue violations for trash bins that are left out after trash collection. Bins must be taken in within 24 hours. Bins must not be in the alley or driveway. Exception may be made for townhomes who do not have adequate storage.
 - b) Areas are looking better. Other violations/notices haven't been needed. Some minor landscape notifications.
 - c) Holiday decorations: Please be sure to take down holiday decorations within a timely manner.
5. Unfinished Business
 - a) Update on For-Sale website listings of homes and SA rental townhomes
Diane and Russ had a good meeting with Erik Blaine (Site Authority). The Site Authority rental townhomes are selling quickly. Existing home owner homes sales are now listed on website. UGlen is providing potential buyers from the priority list. Erik

assured UGlen that going forward, they would increase services as needed as the market dictates. They aren't flooding the market but homes are selling quickly. There is support for those who want to sell their homes. Also spoke of priority list regarding the 1-6 categorizations. (See your Ground Sub Lease for the priority list.)

b) UGlen Residents' FAQ page – None created yet.

c) Date & Times for the Aux Services meetings. (See Notes at the end of the minutes.)

d) Structure of University Glen Community Advisory Group. Should be on website soon.

e) Tree Trimming contract status?

Facilities will arrange to have professional services trim. Condo café tickets can be filed. Emails can also be sent to Emily. There is a tree trimming project within the neighborhood. Lately they've been doing light pruning. Large project would be spread out between 3-5 years. Should be starting soon. VIC will get more information. Initial capital budget was used to fix broken irrigation. The current level of CAM fees supports 8 facilities workers. The team maintains the entire area (homes, townhomes, and apartments.)

f) Paint the curb red on the corner of Santa Cruz Island Dr. and Channel Islands Dr. (near bus stop) – The survey by CSUCI is done, but no action has been taken to date. VIC has no update.

g) Town Center live music venues: Yes/No? Friday, November 4th? TBD

First event was successful. Approved to do a second month. Working with music coordinator on campus to find interest within student population. Reduce from 6-8 to 6-7:30. Kennedy Wilson enjoyed the event and approved. Police want to be notified.

6. New Business

“Parking & Transportation Demand Management Study”, Presentation from Terry Tarr, CSUCI Planning Design & Construction Dept. (Approximately 15 minutes)

- Slides will be distributed and posted on Nextdoor.
- Possible payment for premier parking on campus.
- Possible future bike sharing.
- Parking spot count for each lot.
- Bulk of parking will be moved off of campus. Buildings cannot be built out within the wash.
- Possible shuttle service that would move students around campus. Shuttles up into the Glen, to the North lot, etc.
- Disability parking wouldn't be charged a premium for 'Premium Parking'
- Fire, emergency, etc.: Public safety has an evacuation plan, which they implemented

during 2013 fire. 32 acre project. Traffic and environmental study being conducted currently and intersections of Camarillo street and Lewis are being discussed.

- Bicycling: bike path and walking routes to connect the campus with the city of Camarillo in discussions.

7. Ongoing Status Reports – (Discussed only as needed...)

- a) Landscaping work (CSUCI Facilities Crews)
- b) BBQ Areas in Phase 1A/B and Phase 1C: Cleanliness and Concerns?
- c) Fitness Centers 1 & 2: Suggestion Box submissions, Equipment, Concerns, etc.
- d) Pools: Cleanliness/Concerns/Suggestions
- e) Animal Issues (Dog behavior/Barking/Leash compliance...)
Please pick up after your dog. Numerous instances of poop not picked up.
- f) Community Garden
- g) Dog Park and Commons Park
Suggestion to shut down the dog park to do maintenance (i.e. repair grass, flea treatment, aerate the grass, etc.)
There is a desire amongst many people to enlarge the dog park.

8. Architectural Reviews – None

9. Construction Updates – No update available.

10. Upcoming Events – None reported.

11. Public Comments

Accounting report/Annual report. This is still a pending issue. VIC chose not to discuss the nature of contract specifics. VIC is relaying message to those who are in control and VIC says they are not in control of reporting and accounting at this time. Homeowner requests someone knowledgeable come into the meetings to discuss.

No update on painting curbs by the chief of police and fire marshall.

Town Home Painting – Should be coming through the management report. VIC has no information.

First meeting of community advisory meeting: There are members of the community within the group. The purpose of the group is to be “Community Working Group” for the Site Authority. Feedback from residents being brought to the group. Not a meeting that the general public may, but probably need not, attend. Public comments will best be addressed through the HAC. Question came up: How to advise site authority if no members of SA are attending the HAC meetings? Minutes will communicate concerns. Would this be the right group to approach about the accounting issue? Budget has been brought up at the first meeting. Transparency will be a key factor. Kennedy Wilson has acknowledged that prior accounting report was deficient. Going forward, this looks positive; however, looking back is

an important part of the process. Communication will be more direct and not through a third party. What is the HAC doing now? Homeowner concerns are voiced there. HAC can recommend changes to the ground sublease and approve architectural changes. The new group has an opportunity to communicate with representatives of the University Glen Apartments as well.

New Phase 2c: Will possibly be a combo of townhomes, single family, and senior rental homes.

Elephant Seal potluck to happen on Halloween Night.

12. HAC Comments – No additional comments made.

13. Future Neighborhood Improvements

The following “Wish List” is a way to retain resident’s suggestions and concerns:

- a) Beautification of DG path along creek adjacent Frenchy’s Cove.
- b) Plant trees & place picnic tables/benches between Community Garden & Dog Park.
- c) Improve street/walkway lighting on Southern section of Channel Islands Drive:

This was made a budgetary item some time ago. HAC needs an update on future plans for street lighting or bollards. Neighborhood concern.

CONTINUED

Upcoming Meetings

University Glen HAC

<http://www.csuci.edu/siteauthority/uglen-residents/homeownersadvisory/>
Thursday November 17, 2016 6:00 PM

University Glen Community Advisory Group

<http://www.csuci.edu/siteauthority/uglen-residents/univ-glen-advisory-group.htm>
Meeting Dates/Times: November 17, 2016 -- 4 PM to 5:30 PM

CSUCI Site Authority

<http://www.csuci.edu/siteauthority>
2016: Monday 11:30 AM: Dec 12th
2017: Mondays 11:30 AM: Feb 6, Apr 10, Aug 7, Oct 2, Dec 4

University Auxiliary Services: (Board members not posted yet.)

<http://uas.csuci.edu>

Thursday Nov 10, 2016, 11:30 AM -- December 8, 2016

Note: UAS meetings are public, but no longer cover neighborhood topics/issues. This board oversees CSUCI campus services.

Contact Information for Residents

(Taken from <http://www.csuci.edu/siteauthority/uglen-residents/>)

For Current Homeowners: continue to use Condo Café to report maintenance and common area issues, as well as pay CAM fees. If you wish to pay by check, mail all payments to:

Site Authority, One University Drive, Lindero Hall 2nd Floor, Camarillo, CA 93012.

For additional issues, please contact Community Manager Emily Candau at 805-437-2703 or ecandau@venturainvestmentco.com.

For Current Townhome Renters: continue to use Rent Café to communicate concerns, ask questions, report maintenance issues, and pay monthly rent. If you wish to pay your rent by check, mail all payments to: Site Authority, One University Drive, Lindero Hall 2nd Floor, Camarillo, CA 93012. For additional issues, please contact Dawn Smith at 805-437-2677 or dawn.smith@csuci.edu.

For information regarding home sales in the University Glen community, please contact Lori Lang at 805-437-2678 or lori.lang@csuci.edu.

For information regarding apartment rentals in the University Glen community, please contact University Glen Apartments at 805- 465-0249.

Our emergency pager number for all Homeowner and Townhome Renters maintenance emergencies outside of business hours remains: 805-739-8132.