

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

Minutes for Thursday, September 15, 2016 (6 PM)

Conference Room of the University Glen Corporation Offices, Cal State Channel Islands
45 Rincon Drive, Camarillo, CA

1. Call to Order

At 6:01 PM by Russ Petruzzelli

2. Approval of Minutes

Monthly HAC minutes are circulated and approved via email following each meeting. August minutes are posted.

3. Public Safety Report

- a) Aug 18th, 730pm and 7am. Cuyler Harbor Dr. Vehicle theft. Investigation continuing.
- b) No other incidents.

4. Management Office Report (VIC and CI/Site Authority reps)

- a) Notice posted on the 19th? Regarding CAM Payments
- b) CAM Payments
 - i. 2 options: condo café or check directly to Site Authority
 - ii. Step by step instructions for homeowners trying to set up condo café can be provided by Emily
- c) FAQ's are in progress
- d) URL's for Site Authority and UGlen is in the works.
- e) Townhome painting
 - i. Nothing new yet. Still waiting.
- f) Facilities services website is up with news regarding campus updates. Link is available on nextdoor.
- g) Landscaping
 - i. VIC is working directly with landscaping to make the process more efficient.
- h) Board member – Community Advisory board to the Site Authority.
 - i. Would require a UGlen representative.
 - ii. Russ will be recommended to represent the UGlen Community advisory board, Diana will provide backup when Russ cannot attend. Motion put into place by Juli and seconded by Kayleigh.

5. Unfinished Business

- a) Update on For-Sale website listings of homes and SA rental townhomes
 - a. HAC sent an email to site authority to request that SA provide the same services to homeowners as they are to the rental SA townhomes.
 - b. Currently, there have been no services provided to current sellers. However, the services are being provided to the SA townhomes. They have listed single-family homes but have not shown the homes, put the home on alternate websites, etc. Eric told the SA that he has been fulfilling the requirements by the SA. This has not been the case with a current home being sold. UGlen has told those current sellers that they will not be providing services.
 - c. Individuals on the list have not historically been prequalified.
- b) UGlen Residents' FAQ page
- c) Date & Times for the Aux Services meetings? Structure of Board/Committee?
- d) Status of Town Center and apartments sale/escrow?
- e) Tree Trimming contract status?
- f) Paint the curb red on the corner of Santa Cruz Island Dr and Channel Islands. (near bus stop)
 - a. Chief of police has been contacted but no word yet.

- b. Currently surveying the whole neighborhood to determine curbs that are a risk. Neighborhood was previously surveyed but the current area of interest wasn't a concern.
- g) Town Center open mike sessions. Live music venues.
- h) Painting of town homes
- i) Lighting on Channel Islands.

6. New Business

- a) Music Night within the Town Center
 - i. Music event proposed to business management center for the town center and it has been approved by KW.
 - ii. Background music to be played at tortillas the first Friday of the month. Bands within the community have shown interest. First event would be Oct 7th 6-8pm. KW has offered to be half of the \$300 fee. Looking for more funding from vendors, the community, etc. Four-person group to play at the first event.
 - iii. Individual on campus that would be able to coordinate students. Students paid \$20 to perform by that entity.

7. Landscaping

- a) Update from Russ on CSUCI facilities work
 - i. Darcy: Request they suspend herbicide spraying and switch to specific weed pulling. She has spoken to Radel (Director of facility support), who stated that he never received notice before.
 - ii. Russ will forward an email to Wes and Jason.
- b) Sprinklers on roadside.
 - i. Sprinklers have been replaced twice.
 - ii. Overspray issue hitting cars
 - iii. This is in process.

8. Ongoing Status Reports

- a) BBQ Areas in Phase 1A/B and Phase 1C: Cleanliness and Concerns?
- b) Fitness Centers 1 and 2: Suggestion Box submissions, Equipment, Concerns, etc.
- c) Pools: Cleanliness/Concerns/Suggestions
- d) Animal Issues (Dog behavior/Barking/Leash compliance...)
- e) Community Garden
- f) Dog Park and Commons Park

9. Architectural Reviews

10. Construction Updates

11. Upcoming Events

- a) Music Event First Fridays – October 7th 6-8.

12. Public Comments

- i. Representative from Kennedy Wilson. Will build a new amenities center accessible to the community; leasing office, gym, conference room, etc. Until the demo, HAC has access to the conference room.
 - ii. How are VIC and Kennedy Wilson in terms of CAM fees.

1. KW will be maintaining the pools and improve them.
2. Whole community is maintained on the same bill and will be divided equally amongst the community. Not sure where the account will be designated. HAC is asking how each CAM fee per resident is broken down to the expense of the maintenance.
3. KW will most likely be raising rent for apartments depending on market variable. Not available to students. There is no limit on the rent price.
4. No chance that the current dues will be increased. KW will work to keep those costs low.
5. KW pays CAM fee on a per unit basis. They will be paying 60% of the total. They don't contribute to maintaining the walls, etc. but they'll be doing pools, tot lot, and the gyms.
6. KW doesn't have separate landscapers for their areas. Area internal to the apartments is not common area, therefore, this should be an additional cost to KW.
7. Who is creating the budget for the common areas? SA. However, this is in the contract between UGlen and the Site Authority. This will be forwarded to Eric and/or clarification from someone who can.
8. Currently own facilities within the town center (pizza Pi, Tortillas, etc) are paying rent to KW.
9. KW won the bid for the Phase 3 development.
 - a. Shouldn't discuss at the moment. Community will be notified at the right moment.

13. HAC Comments

- a) Lighting off of Channel Islands. Temporary lights are no longer present. Mike and Eric are aware. 100K budgeted originally but where is that money now ?

14. Future Neighborhood Improvements

The following items are on a "Wish List" and may or may not ever come to fruition.
(The list is included as a way to retain resident's suggestions and concerns):

- a) Beautification of DG path along creek adjacent Frenchy's Cove.
- b) Suggestion for trees & picnic tables/benches between Community Garden & Dog Park.

~~~~~  
 Upcoming Meetings

University Glen HAC: <http://www.csuci.edu/siteauthority/uglen-residents/homeownersadvisory/>  
 Thursday October 20, 2016 6:00 PM

University Glen Community Advisory Group  
 Meeting Dates/Times: Thursday October 20, 2016, 4 PM to 5:30 PM

CSUCI Site Authority: <http://www.csuci.edu/siteauthority>  
 Monday Dec 12, 2016, 11:30 AM

University Auxiliary Services: <http://uas.csuci.edu>  
 Thursday Oct 13, 2016, 11:30 AM