

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

AGENDA for Thursday, June 16, 2016

1. Call To Order

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

2. Approval of Minutes

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

3. Public Safety Report

- a. PD Representative: Curtis is at training/student orientation on campus. Arriving late.
- b. CI Alert <https://ciapps.csuci.edu/police> on the University Glen. Link for residents should be updated on the website.
- c. June 3rd, 6pm: Group of 13-14 year old started a camp fire behind the dark in the wash. Younger children showed up. Older kids didn't want the kids to be present. Older kid took out airsoft gun and shot at the kids. Everyone notified and citation issued.
- d. June; 10th, illegally parked car at CI park. Stolen car reported out of Oxnard. Car was stopped. All arrested and taken back to the station. In office, individual was able to escape by slipping out cuffs and out a back door. Individual is still out. No active threat was thought to be present. Further investigation within the department are being addressed.
- e. Other cases are being worked on regarding **to** car break-ins.

4. New Business

- a. Landscaping
 - i. Neighbor storing leaves near a neighbors fence when they weren't raked, creating a fire hazard. Has notified the Glen and there has been no response.
 - ii. Neighbor responds that these are for mulch purposes.
 - iii. Milkweed for monarch butterflies.
 - iv. Drip systems in between homes.
 - v. Sprinklers are overshooting the lawn.
 - vi. Trees – hoping to get the bid but no other updates. Campus representative.

5. Unfinished Business

- a. Homeowner Violation Fines
 - i. 95 percent of violations have been rectified. 5% going through secondary reminder. Going out beginning of next week.
 - ii. Sending out a hot sheet reminder to all residences summarizing violations. Should be going out at the end of the next week. This is to softened the approach.
 - iii. Basketball hoops **in alleyways**. Allowed as long as parents are present **while children playing**. Hoops can be stored in the allies. Resident states that other residents have gotten rid of their hoops. Safety is still a concern. Child friendly ambiance is a staple of the neighborhood, so that is something that should be conserved.
 - iv. Nature of the violations: modifications that have occurred without approval. This was thought to be the focus of the 'violations.' Screens over the doors – may fall under the list of things that are automatically approved. Lattice work has routinely been approved. **Republish the updated list? – Publically available**

information that would be available at the counter/office. It should be continued as a case by case basis for major approval. Request the original list and amend/modify to update that list. Ultimate authority lies with the site authority. Are the architectural reviews public knowledge?

- b. Townhome 'For Sale' Pricing
 - i. Concern that the town home pricing and where that price was derived from.
 - ii. Questions should be directed to Eric or Lori.
 - 1. Considerably higher than home prices. Sold by square footage price. (\$227). Current owned homes are selling for high hundreds to mid 200 per square foot.
 - 2. Impact on current homeowners: whether or not homeowners are able to get the full value of their homes based on supply and demand. Two sets of standards.

6. Management Office Report

- a. UGC Representative: Dave
 - i. CI University auxiliary Services – New website is in the works.
 - ii. Who do we write our CAM fee checks to?
 - iii. Apartments and town center are in escrow. CI UAS is moving out of the town center. "University Glen" will not longer be present in the town center. Therefore, all would be moved out, along with VIC.
 - iv. Why is VIC present on campus? No other HOA has an individual present on the actual site. How does this affect the cost ("Management Fees")
 - v. There needs to be a division between where the funds are being spent; apartments and the owned homes and the town homes. How is this accomplished. Accounting is not spoken for when it comes to where those fees are being incurred.
 - vi. Who pays the salaries for VIC? Site Authority. Accounting should be available October first. This isn't what the ground sublease states. (April 1st). Therefore, there is no enforcement of the ground sublease. VIC is communicating with the Site Authority/Eric Blaine.
 - vii. Wolfgang requests the information that was requested for over a year. Dave N has no answers and he is not the right person to ask. Ground sublease has to be enforced in all directions. **Want to see an agreement between VIC and the Site Authority.** Past error in accounting needs to be rectified and hasn't been addressed; missing \$2M. **HAC makes a motion to see where the funds are going, what bank, and the balance of the account. Motion has been initiated by Diana and has been agreed to by the other members. Seconded by Julie. Date timeline: End of the Month.** This is to avoid a public records request. Directed to Eric/Site Authority.
 - viii. Sales agreement should be made available after the escrow settles. Kennedy Wilson is the name of the company purchasing. Unsure who the contact for that entity.
 - ix. Vacation of the UGlen offices. Using it as a community center/area, gathering area, lounge, etc. Office will be vacated between now and the next meeting. Unsure where the HAC will be meeting at the next meeting. Post to nextdoor. Russ will follow up.
 - x. Entity **has** been created that will be serving the same purpose as the UGlen board but auxiliary services will be removed. It will not be a board but an advisory committee, site authority, HAC member, etc. That would be the who

we will bring neighborhood issues with. Number of individuals is unknown. CIUAS is still operating as UGlen through the fiscal year, June 30th. How will those individuals be chosen and appointed? How do we have representation on that committee? CIUAS, should disclose the name change and the changes that are occurring.

7. Architectural Reviews

- a. Painting of town homes will occur after the sale of apartments and the town center has been completed.

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.
 - i. Closed until Aug 7th. Dorms will be open for the fall.

9. Additional Public Comments

- a. Side walk construction – Root barriers to force the roots down. Campus landscaping should be in charge of the trees. Maybe contracted out.
- b. Dog park maintenance. Expansion.
- c. Shredding station that would be available to the community to provide mulch.

10. Additional HAC Comments

11. Upcoming Events

- a. On campus conferences

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