

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
Minutes for Thursday, July 21st, 2016

1. Call To Order at 6:00pm by Russ.

- a. **Diana, Julie, Kayleigh and Russ are present.**

2. Approval of Minutes

- a. June 2016 not posted to the website. Pending. Notes from June are approved.

3. Public Safety Report - Officer Curtis

- a. June 24 – 6pm, 100 block of Frenchies cove for suspicious subjects. Entered apartment garage to contact the resident. Acted strange.
- b. 6/27, 11am - verbal argument. Individuals were identified.
- c. July1 349pm – theft from personal vehicle. Vehicle was unlocked. Gift cards and pain killers were taken. Resident didn't want police to process vehicles for the investigation.
- d. July 20 – 340am vehicle entered the new construction site. Individuals were stealing copper wire from within the building. They were arrested.
- e. CI alert page was not working correctly the prior week. Website has been tested and appears to be working correctly. [add the website].
- f. Fourth subject from prior incident was apprehended in Oxnard. This was the individual who slipped out of the cuffs.

4. New Business

- a. CAM fee payments – UGlen -> Site Authority
 - i. Eric instructed make the checks out to Site Authority. VIC instructs that both SA and UG are both acceptable. Unsure whether or not the same bank is being used.
 - ii. Bank statements have been requested using the freedom of information act. Still pending.
- b. Rental questions
 - i. Post on Nextdoor. Rent will be going up \$2 per square foot.
 - ii. There could be confusion between the apartments vs the townhomes that are being sold. There is no further information regarding the rent of the apartment. Apartments will be reserved for staff use. Unsure whether or not there will be a discount. This is within the agreement between the new ownership and the university. Sale will most likely be final around the end of July.
- c. Definition of a common area
 - i. Russ has contacted Eric and Eric has not gotten back to him. SA should be interpreting the ground sublease and not VIC. Ground Sublease states that common area is outside of the wall.

- d. How SA homes are being sold vs. existing homes
 - i. Up until the time the SA homes were put on the market, representative referred interested buyers to sellers and placed listing on the website.
 - ii. Existing properties should be given the same effort as the SA homes despite the fact that UGlen rep is 'too busy.'
 - 1. Previous representative stated that the UGLEN staff did all of the work for sale of the home. She didn't operate as an agent but facilitated all of the paperwork.
 - 2. Current staff is not helping current owners. This could be because of competition. This could be because homeowners are no longer price controlled. Carol said that UGLEN was not acting as our realtors. She was just facilitating the payments. Homeowners have been forced to use websites like Zillow/realtor.
 - 3. Site Authority should be addressed regarding this issue. Site Authority has stopped enforcing the rules when they 'breached' the ground sublease when they priced the apartments outside of the sublease. We have to legally show that they have violated the ground sublease. They used the current price plus an outside comp to come up with their price. \$227/square foot. Average sale price here has been 211K up until these sales. There is a large discrepancy between the owned, modified town homes vs the as-is town homes. Current owners should have a flexible price as well so that they are competitive across the board.
 - 4. Current townhomes that have been sold/in escrow/available are on the website. There are at least 2-3 homes are currently for sale.

5. Unfinished Business

- a. Homeowner violation fines
 - i. VIC updates:
 - 1. Sprinklers on Anacapa
 - a. This has been addressed. Monthly irrigation checks have been initiated
 - 2. Root barriers
 - a. This is currently not being done. If there are further fixes to sidewalks, they will be installed.
 - 3. Tree trimming
 - a. Two bids are out but there has been no conclusion
 - b. Condo café requests will be honored prior to the master bid is accepted. If one has been passed up, continue to put in more requests.
 - c. Condo café is a poor website. Request to fix it or create a new portal to use. There is no feedback as well. It doesn't state that the request has been read or acknowledged.

There should be a 30 day follow-up. Condo café may be set up poorly and may be enhanced by additional features.

4. Spray/retardant
 - a. Wasn't able to find out the exact product name. It is 'safe' and it is what is used on the campus.
5. 5 year plan
 - a. some portions of the plan are in development. This has been hampered because of the sale of the apartments. This will change with the neighborhood changes.
6. Paint Master List**
 - a. Kim started working with Mike McConnel All outside paint colors are on this list. Numbers have been updated for the exterior colors. Catalogs have been updated and homeowners are not finding their current colors.
 - b. Painting of the townhomes **
7. Document to issue to homeowners to educate homeowners as to the changes and related neighborhood information. Website is in creation and is in process. Recommended to wait until the sale goes through to see what the website has on it. There needs to be a consistent line of communication between VIC and the community, whether it be Nextdoor, a hard copy letter, etc. VIC could create their own account on Nextdoor. Russ will inquire with Nextdoor.

b. Townhome 'for sale' pricing

- i. Mentioned above.

c. Last month's motion: HAC makes a motion to see where the funds are going, what bank, and the balance of accounts. Motion has been initiated by Diana and has been agreed to by the other members. Seconded by Julie. Timeline: End of the month.

- i. Bank statements have been requested and it is being worked on.
- ii. Stated that the same bank account is being used regardless of the transition. There are two accounts that are being used. Reserves are separated from other accounts. 2015, Eric instructs that reserve funds be deposited into a separate people soft account. UGlen staff didn't know anything about this separate account.
- iii. Homeowners want a simple representation of expenses so that they can see where the funds are being distributed. Books in the past were not balanced. This is not currently within the scope of VIC. VIC is not authorized to discuss the specifics of the contract.

6. Management Office Report

- a. Dave and Eric aren't here.
- b. Nothing currently beyond what has been spoken about.

- c. UGlen Community Advisory Committee is not ready now.
 - i. Sub committee of the Site Authority.
 - ii. Rush will appoint members.
 - iii. One rep from the HAC, one individual from the community,... as of now.
- d. Location will not be known until the sale is final. Possibly in Lindero Hall.

7. Architectural Reviews

8. Construction Updates

9. Additional Public Comments

- a. Possibility to paint the curb red on the corner of Santa Cruise and Channel Islands. This is related to another organization on campus. This is a child safety situation with the bus stop being located near by.
- b. Credit balance for CAM fee payments. This dates back to a prior credit. Individual ledger must be looked at. Why was there a credit balance?
- c. Contact the receptionist about additional passes. Permanent residents

10. Additional HAC Comments

11. Upcoming Events

- a. **Site Authority Meeting**