

**UNIVERSITY GLEN HOMEOWNER'S ADVISORY COUNCIL
MINUTES OF March 27, 2013 MEETING**

The University Glen Homeowner's Advisory Council (HAC) met on March 27, 2013 at 5:30 p.m. The meeting was held in the Conference Room the University Glen Corporation Offices, California State University Channel Islands (CSUCI), 45 Rincon Drive, Suite 104-A, Camarillo.

HAC Members Present: David Carlson, Chair; Christopher Scholl; Tiina Itkonen; and Omeca Nedd

University Glen Corporation (UGC) Representative(s) Present: Erik Blaine, Whitney deBruynKops

CSUCI Police Officer Present: Kevin Medley

Housing and Residential Education (HRE) Representative(s) Present: Cindy Derrico

UGlen Residents Present: approximately 50

I. **Call to Order:** 5:30 p.m. Introduction of HAC members in attendance.

II. **Report from Management Office and Discussion:**

- Dr. Erik Blaine announced that Whitney deBruynKops will represent UGC at future HAC meetings. Dr. Blaine will attend the HAC meetings for a few months to transition Ms. deBruynKops into the role and then he will attend HAC meetings as needed (e.g. to make major announcements or as invited by the HAC).
- Dr. Blaine announced that, in light of the UGlen community's objection thereto, the UGC and CSUCI decided to abandon the student housing proposal presented by Dr. Blaine at the February 2013 HAC meeting (the plan to consolidate the CSUCI Housing and Residential Education (HRE) student population in UGlen in the apartment complex at the base of Smugglers Cove). The new plan is to house 110 students in the Town Center apartments (the Town Center Plan).
- The UGlen residents in attendance were given the opportunity to voice their opinions about the student housing proposals discussed. The UGlen residents raised the following issues:
 1. *Misrepresentation and Reliance:* Multiple UGC employees represented to homeowners and renters that, unless a CSUCI student subleased a room from a homeowner or independently met the UGlen income requirements (monthly wages greater than 3x the rent), CSUCI students could not live in the UGlen community. Homeowners relied on these representations when deciding whether to invest in the community and purchase a home in UGlen. Renters, likewise, factored in these representations when deciding whether to rent in UGlen. Residents expressed outrage that these representations were not honored. Residents requested that UGC provide written notices and updates regarding the Town Center Plan and further assurances (in writing) that going forward UGC would not agree to CSUCI students being housed in UGlen, except those who meet independently the UGlen income requirements. Homeowners may continue to sublet a room in their house.
 2. *No Participation in Decision Making Process:* The UGlen community was not notified about the agreements reached years ago by UGC and HRE representatives to convert available UGlen apartments into student housing until Fall 2012 – after 81 students were already installed in 26 UGlen apartments. A suggestion was made that residents of UGlen need to have independent voting member(s) (i.e., individuals not employed by CSUCI) on the decision making bodies that govern UGlen – the UGlen Board of Directors and the Site Authority. This suggestion was met with great enthusiasm by the residents in attendance. HAC Chair Carlson said the HAC would formally request that an independent HAC member be appointed as a voting member of the Site Authority. Dr. Blaine agreed to check Site Authority by-laws regarding this issue. And the composition of the UGlen board would be reviewed and discussed by HAC.
 3. *Notice/Communication Issues:* Homeowners expressed frustration at the general lack of communication with them regarding issues that affect them as members of the UGlen community. A request was made for UGC to provide advance notice to homeowners of any issues affecting the UGlen community. A discussion was had about which mode of communication would be the most effective to disseminate information pertinent to the UGlen homeowners – mail, postings throughout the community, flyers on mailboxes, email, or a combination thereof. HAC Chair Carlson requested that everyone sign up and provide the HAC with email addresses so that HAC could communicate with homeowners if necessary in between meetings. At least one resident of the Town Center expressed concern that the HAC meeting was the first she was hearing about losing her Town Center studio apartment and asked for information regarding the consideration to be paid to the Town Center residents losing their homes. Dr. Blaine reiterated that the details of the Town Center Plan would be forthcoming.

4. *Impact on Property Values:* Homeowners discussed concerns that property values will be adversely impacted by the use of UGlen apartments for student housing. The existing restrictions and taxes already create hurdles to resale and limit UGlen homeowners' return on investment. Disclosing a large student population in a makeshift dormitory within UGlen would likely also hinder resale. A request was made to have a real estate agent(s) not affiliated with CSUCI or UGC determine property values and report (in writing) on the impact a large HRE student population would have on such values.
 5. *Quality of Life Issues:* Several residents stated that people chose to live in UGlen because it is beautiful, peaceful and family friendly. A point was made that the investment of students in the UGlen community is different from the investment of long term residents. People understand and appreciate the student-centered nature of CSUCI but noted that the UGlen community's priorities need not be student-centered. Issues of faculty/student boundaries were raised. Concerns were reported about lack of parking, noise at night, urination on side walk, litter, etc.
- In response to the concerns raised and questions asked by the attendees, Dr. Blaine assured all that the residents' objections to UGlen apartments being used for student housing were heard "loud and clear". As such, UGC will reclaim and rent to the general public the 26 apartments currently being used to house students. Going forward, UGlen apartments will NOT be leased to CSUCI for use as HRE student housing. He also noted repeatedly that the Town Center Plan was going forward, UGC and CSUCI administration are working out the details regarding implementation of the Town Center Plan and that the Town Center Plan is NOT a temporary solution to the CSUCI housing issue. Dr. Blaine agreed to develop a UGC document reflecting these points.
 - One UGlen resident in attendance voiced support for the students residing in UGlen noting that the university owned the land and when moving in, she believes one should have assumed that students would be here. She was rebutted with the fact that since 2001 to date every home buyer who asked specifically about students living in UGlen were told that students do not live in UGlen, unless they qualify as renters or rent a room from a homeowner.
 - With respect to a long term solution to the CSUCI housing issue, Dr. Blaine and HAC Chair Carlson confirmed that the architectural drawings for a new dormitory were already drawn. Thus, as soon as funds become available, construction of the dormitory would commence.

III. CSUCI Police Department Report:

- Nothing reported in the last two months
- A few medical calls were received and handled by the CSUCI PD
- Community members expressed high respect for the CSUCI PD

IV. Campus Construction Update (David Carlson):

- Dirt piles at the new entrance road will be used to make new play fields (2 soccer, 1 softball). Existing soccer fields will remain.

V. Next meeting: April 18, 2013 at 5:30 pm

- A request was made to change the scheduled time of the HAC meeting from 5:30 p.m. to a later time. HAC Chair Carlson explained that the meeting used to be held at 7:00 p.m. but the time was changed to 5:30 to allow people to attend directly after work. Carlson determined that the April meeting would be held at 5:30 p.m. and a discussion would be had at the April meeting regarding changing the time of the future HAC meetings.

Meeting Adjourned: 6:45 pm.

Submitted: Tiina Itkonen