

UNIVERSITY GLEN HOMEOWNER'S ADVISORY COUNCIL
Minutes of April 18, 2013 Meeting

The University Glen Homeowner's Advisory Council (**HAC**) met on April 18, 2013 at 5:30 p.m. The meeting was held in the Conference Room of the University Glen Corporation Offices, California State University Channel Islands (**CSUCI**), 45 Rincon Drive, Camarillo, CA.

HAC Members Present: David Carlson, Chairman; Christopher Scholl, and Omeca Nedd

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

CSUCI Police Officer Present: Sergeant Jeff Cowgill

Housing and Residential Education (**HRE**) Representative(s) Present: None.

I. Call to Order: 5:30 p.m.

- HAC Chairman called the meeting to order and announced that the HAC is working on compiling the emails obtained from the last HAC meeting sign in sheet with a view toward distributing the minutes and other information.

II. Public Comments

- A homeowner followed-up regarding the status of the water fountain to be installed near the basketball court. Dr. Blaine recalled that UGC employee had encountered an ADA accessibility issue. Nonetheless, he believed the fountain was on order would inquire with Mike McConnell as to the current status and report back to the homeowner via email.
- A homeowner followed-up regarding the request made at the March 2013 meeting to have the missing UGC Board and Site Authority minutes posted to their respective web pages. Dr. Blaine said he would have the missing minutes posted.
- A homeowner inquired about the dirt mound next to the "new" swimming pool located in Phase 1C. Dr. Blaine gave a brief history of the original design for that area, explained how budget constraints affected such plans, and noted that he has asked the HAC for input with respect to new plans for the land. Homeowners suggested building a recreational room or planting native plants, but Dr. Blaine explained that there are no funds available to build a structure and that there are huge costs associated with inputting an irrigation system. Dr. Blaine reminded the group of the tot lot 2 idea that was floated at previous HAC meetings and mentioned that playground equipment can be expensive. He disclosed that approximately \$75,000 may be used to improve the land. HAC chair committed to reaching out to UGlen residents for input and reporting back to Dr. Blaine.

III. HAC Comments

- An HAC member noted that the HAC webpage is out of date and asked who bears the responsibility to maintain the HAC webpage. Dr. Blaine explained that currently he is the only UGC employee with authority to change webpage content, but that UGC was currently in the process of training a few individuals to assume web administration duties. Dr. Blaine committed to identifying in the near term a web page administrator who would work with the HAC to get the web page up to date and to maintain the webpage going forward.

IV. Future Meeting Dates/Times

- HAC Chairman commenced a discussion about the request made at the March 2013 HAC meeting to change the scheduled time of future HAC meetings from 5:30 p.m. to a later time to afford more homeowners the opportunity to attend. The homeowners in attendance supported the idea of pushing back the meetings' start time. Dr. Blaine noted that, in his experience, a later start time would not necessarily result in increased homeowner attendance as more homeowners did not attend when the meetings started at 7:00 p.m., but that a later start time would pose a hardship for UGC staff. After much discussion and a consensus reached by the group, a member of the HAC moved to have the start time of future HAC meetings changed to 6:00 p.m. The motion was seconded and thus the HAC **RESOLVED**, that until further notice, the start time of future HAC meetings would be 6:00 p.m.
- During the discussion regarding future HAC meetings, Dr. Blaine informed the group that this may be the last HAC meeting he attends. A homeowner reminded Dr. Blaine of the commitment he made during the March 2013 HAC meeting to attend the HAC meetings for a few months to transition Ms. deBruynKops into the role of being the UGC representative regularly in attendance at the HAC meetings and to attend HAC meetings as invited by the HAC to make major announcements or participate in significant discussions. A homeowner read from the December 2012 Site Authority meeting minutes which stated that "Dr. Blaine added that he has indeed attended past [HAC] meetings, and assured the Board that he would continue to do so." Dr. Blaine disclosed his intentions to inform the Site Authority at their next meeting, which is scheduled for May 13, 2013, of his decision to no longer regularly attend HAC meetings and his commitment to attend HAC meetings as invited by the HAC to make major announcements or participate in significant discussions.

V. Management Office Report

- Dr. Blaine announced that, effective July 1, 2013, the UGlen CAM fees will be increased by one percent (1%), which is one percent (1%) less than the two percent (2%) increase instituted last year.

Home Type	Current CAM Fees	CAM Fees (1% Increase; Effective 7/1/2013)
Town House	\$274.79	\$277.54
Single Family House	\$192.93	\$194.86

VI. Student Housing in University Glen

- Homeowners expressed some confusion about, and asked Dr. Blaine for clarification with respect to some of the language used in, the letter dated April 5, 2013 *Re: Housing & Residential Education students residing in the University Glen community*. Dr. Blaine explained that (a) the term of the leases pursuant to which 26 UGlen apartments were leased to HRE students would expire in May 2013, (b) none of the HRE leases would be renewed, (c) UGC would NOT enter into new leases with HRE, (d) all of the HRE students would be removed from the UGlen community after CSUCI finals week in May 2013, and (e) UGC will rent each of the

26 reclaimed apartments to individuals from the general public who meet the UGlen rental requirements.

- Dr. Blaine mentioned the possibility of HRE student managers residing within the UGlen community. Homeowners bombarded Dr. Blaine with questions regarding the HRE student managers in an attempt to understand the difference between HRE student managers and HRE students and precisely how these student managers would end up living in UGlen since it had already been determined that the apartments currently leased to HRE would be leased to the general public. Dr. Blaine could not adequately respond to the questions; he gave assurances that he would further discuss the student managers and their housing issues with Cindy Derrico of HRE and report back his findings.
- HAC members pressed for details regarding implementation of the Town Center plan. Specifically, questions were asked about the source of funding for the consideration to be paid to the Town Center residents to incentivize them to break their leases (to which Dr. Blaine disclosed that the plan is to have HRE reimburse the Site Authority for such costs) and what could or would be done by UGC with those who refused to break their leases. With respect to those who would prefer to live out their lease term in the Town Center, Dr. Blaine confirmed that the Site Authority does NOT have the power to unilaterally cancel leases.
- A homeowner followed-up with Dr. Blaine regarding the request made at the March 2013 HAC meeting to have a real estate agent not affiliated with CSUCI or UGC determine and report to homeowners the impact students living in the Town Center would have on the UGlen homeowners' property values, particularly the homes closest to Town Center. Dr. Blaine explained that the homeowners would need to have the HAC formally request the UGC to obtain such a report.
- A homeowner asked Dr. Blaine what progress has been made regarding appointing an HAC member or other UGlen resident to the UGC Board or the Site Authority. Dr. Blaine discussed the composition of the UGC Board and conceded that none of the current members reside in UGlen. He further represented that the current vacancy would soon be filled. The HAC Chairman explained that the HAC needs to make a formal request to the UGC Board and/or the Site Authority for an HAC member to be appointed to the UGC Board. A homeowner asked for confirmation that the HAC would make the formal request to the relevant group(s) prior to the next HAC meeting (i.e., before May 16, 2013). The HAC Chairman gave such confirmation.

VII. CSUCI Police Department Report

- No incidents to report.
- Sgt. Cowgill discussed traffic congestion for commencement and noted that the new parking lot off of University Drive will be used for commencement.
- Safety Day was discussed.
- One homeowner asked what could be done about a student who has been spotted on more than one occasion smoking dope behind the dog park. The homeowner was encouraged to call the police.
- Homeowners expressed frustration about not being made aware of running events' dates, routes and related street closures. A discussion was had about how to better handle such events and their impact on homeowners in the future. Dr. Blaine committed to including routes and other pertinent information in future running event flyers and Sgt. Cowgill said the CSUCI

PD would ensure that the people volunteering or managing the street closures, if any, would be more informed and have maps to hand out to UGlen residents on event days.

VIII. Construction Update

- The HAC Chair gave an update about the play fields, reported that the West Hall project has been delayed (it may be on the Fall bond sale), and confirmed that the fountain in the central mall would be installed before commencement.

IX. Next Meeting: May 16, 2013, 6:00 p.m., University Glen Conference Room, Town Center