

UNIVERSITY GLEN HOMEOWNER'S ADVISORY COUNCIL

<http://universityglencorp.csuci.edu/homeownersadvisory>

<http://groups.yahoo.com/group/universityglen/>

Minutes of October 17, 2013 Meeting

The University Glen Homeowner's Advisory Council (**HAC**) met on October 17, 2013 at 6:00 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. Meetings are open to the public.

HAC Members Present: Dr. Tiina Itkonen, Omeca Nedd, Russ Petruzzelli, and Dr. Christopher Scholl.

University Glen Corporation (UGC) Representative(s) Present: Dr. Erik Blaine, Executive Director, Dave Nirenberg, Ray Porras.

CSUCI Police Officer Present: Sergeant Jeff Cowgill and Officer Brownfield

1. **Call to Order:** Mr. Petruzzelli called the meeting to order at 6:00 p.m. and announced that he would be substituting for HAC Chair, David Carlson, who was unable to attend the meeting.
2. **Approval of Minutes** The September minutes were approved via email, by all HAC members. It was announced that the preparation and approval of minutes is now conducted via email. After all members have had a chance to review and approve the minutes they are posted as soon as possible to the web – not waiting for the next meeting if possible.
3. **Public Safety Report** Sergeant Cowgill reported the following: (1) an incident report filed with respect to a dog attack -- animal services and UGC were informed; (2) neighbors called about a group being noisy at the south pool; (3) graffiti in the parking lot, men's restroom in town center and in a drainage pipe -- photos were taken and other law enforcement agencies are being consulted in an effort to identify and prosecute the vandal(s); (4) three DUI arrests in UGlen; and (5) ten EMS calls.
4. **New Business**
 - a. Dr. Itkonen, representing 25 UGlen residents, reported a number of concerns residents have about individuals not complying with leash laws and/or picking up after their pets. Dr. Itkonen asked what the UGC and PD could do to enforce in UGlen common areas the existing leash laws and other dog-related regulations. In response, Dr. Blaine reported that he had raised the issue with UGC staff, he

discussed the relevant provisions of the ground sublease (e.g. provisions re vicious animals and nuisance) and the course of action that could be taken with respect to animals in violation of any of the provisions (e.g. recourse ranges from UGC having discussions with the offending pet owner re violations to the pet being evicted from the UGlen community), and reminded residents to report issues to UGC or the PD. An informational piece will be created by UGC and posted on mailboxes in an effort to remind/inform residents about the existing regulations related to pets and the consequences for violations thereof.

- b. A homeowner raised the related nuisance issue of dogs barking loudly. Again, residents are encouraged to report such a nuisance to UGlen and/or the PD so that steps can be taken to address the nuisance.

5. Unfinished Business

- a. Condor Field Update Ray Porras, Director of Transportation and External Events reported the following: (1) message delivered to the Condors that they need to find another place to fly their planes; (2) during the transition period, the duration of which has yet to be determined, the Condors may pay a nominal fee and request on a monthly basis permission to fly planes 8-10 days during the month between 9:30 a.m. and 5:30 p.m. -- the days shall alternate weekly (e.g. week 1, Fri & Sat; week 2, Sun & Mon and so on; no flying Tues - Thurs); (3) competition flying is prohibited; and (4) flight area is restricted to minimize noise nuisance.
- b. Sidewalk Repairs Update Dr. Blaine reported that bids are in and a vendor has been selected to commence with the repairs of the raised sidewalk outside of Town Center and the four roundabouts.
- c. Town Center Market Update Dr. Blaine reported that the intent is still to have the market open Jan 2014, but there may be an extension on this timeline.
- d. Pool/Common Area at Santa Cruz Island Drive Update Dr. Blaine will take steps to move forward with UGC concept design for the area, which had received HAC support during the September HAC meeting.
- e. New Parking Permit Status Update Dr. Blaine reported that the process as outlined in the letter delivered to UGlen residents is moving forward. He raised for discussion whether it would be advisable to delay and/or alter the new permit distribution process in order to resolve the garage parking issue raised with him by some UGlen residents -- UGC considering strict enforcement of the ground sublease provisions regarding homeowners parking their cars in their garages in an effort to address street parking congestion issues.

- f. Rodent Holes in UGlen Park A discussion was had about the condition of the lawn. The UGC was thanked for putting up signs regarding the poisonous pellets that have been placed in the existing holes in the lawn and reminded to address with Valley Crest the way in which the lawn is cut so as improve the health and appearance of the lawn.

6. Upcoming Events

The following events were mentioned: Halloween in UGlen (Oct 31); 5K Turkey Trot (Nov 3, 8:00 a.m.) and Site Authority Meeting (Dec 2, 11:30 a.m.).

Dr. Blaine reported that signs will go up in UGlen next week with information regarding the Turkey Trot (e.g. route).

7. **Architectural Review** A discussion was had regarding a pending request; the homeowner will provide the HAC with additional requested information/documentation.

8. Management Office Report

Dr. Blaine reported on upcoming organizational changes in CSUCI and UGC, which will result in Dave Nirenberg rather than Dr. Blaine representing the UGC at future HAC meetings. The HAC congratulates Dr. Blaine and welcomes Mr. Nirenberg.

9. Public Comments

A homeowner, prompted by receipt of an alert regarding an alleged campus rape which was sent only to the campus and not to UGlen residents, inquired about the protocols employed by CSUCI and the PD to determine which alerts are sent to the campus and which are sent to UGlen residents and which are sent globally. Dr. Blaine explained that the contained incident was not reported to UGlen because the alleged perpetrator was immediately identified (a student, NOT a UGlen resident) and shortly thereafter apprehended. The protocols will be reviewed, but the determination to limit the alert to the campus appears justified given the specific circumstances.

10. HAC Comments

- a. Russ Petruzzelli mentioned (for the benefit of those in attendance who had not been privy to the email correspondence on the issue) the questions asked by the HAC at the request of neighbors regarding the Mello Roos tax paid by

UGlen homeowners and requested permission to reprint Dr. Blaine's response in the minutes of the meeting to clarify the details of the special assessment tax. Dr. Blaine's email about the tax is printed below:

Hello Homeowners Advisory Council:

The Special Tax is a Mello Roos and has an expiration date of May 2032. It was never a 7 year debt instrument. The Special Tax goes to pay towards the Infrastructure Bond which was used to develop all the utility systems under and for University Glen. None of this money was used towards the library. The library was built under a separate bond obligation.

The 2044 debt referenced below is a different bond obligation and was issued for the construction of the apartments and rental townhomes.

Please let me know if you need additional information or have any questions.

Thanks,

--Erik

- b. At the request of a number of UGlen homeowners, HAC member Dr. Chris Scholl mentioned that UGlen residents have noticed many CSUCI students walking and hanging around and apparently residing in UGlen despite having been advised that all students live in the town center, except those renting a room from a UGlen homeowner and those who independently meet the UGC criteria for renting. Dr. Scholl inquired whether the criteria for renting had been changed in any way to allow students to rent in UGlen. Dr. Blaine reiterated that no agreement exists which provide for HRE students to be housed in UGlen and that HRE students are limited to the Town Center. Further, Dr. Blaine confirmed that NO CHANGE had been made to the criteria for renting to allow students to live in UGlen.

It was mentioned that at least one set of parents have rented an apartment from UGC under the guise of being tenants but do not actually reside in the unit, opting instead to install their child and a friend (both CSUCI students) in the apartment. This practice may account for a number of the students observed in UGlen. Dr. Blaine encouraged all UGlen residents to inform the UGC of any such arrangements or any address apparently utilized solely by college students so that the UGC can investigate, appropriately follow-up and address these types of rental lease violations.

11. Construction Update

No construction update provided.

Next Meeting: November 21, 2013, 6:00 p.m., University Glen Conference Room,
Town Center