

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

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

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

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Minutes of the Wednesday, April 16, 2014 Meeting

The University Glen Homeowners' Advisory Council (**HAC**) met on Wednesday, April 16, 2014 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.

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

University Glen Corporation (UGC) Representative(s) Present:

Dave Nirenberg, Senior Director

CSUCI Police Officer Present: Sergeant Chris Jetton

Special Guests Present: Five residents attended.

1. **Call to Order:** Russ Petruzzelli called the meeting to order at 6:08 p.m. The meeting has a quorum.
2. **Approval of Minutes:** The March minutes were accepted as submitted earlier in the month via email by HAC members.
3. **Public Safety Report:**

Postal Vehicles: Based on previously voiced concerns regarding postal service vehicles using excessive speed, CSUCI Officers have been monitoring and addressing the situation and did let the Postmaster know about the situation. Residents should note the vehicle number, date, and time of offending vehicles and let CSUCI officer know. They will notify the Postmaster.

Community Safety Day: Sat May 3. Parts of Channel Islands Dr will be closed to all vehicle traffic: At 5 PM Friday evening Channel Islands Dr. will be closed from Anacapa Dr to Elephant Seal Dr. On the day of the event, Channel Islands Dr from Cuyler Harbor Dr to Elephant Seal Dr. will be closed to vehicle traffic.

Two Commencement Ceremonies on May 17th: Traffic flow in and out of the community may be impacted for a brief period of time. Contact the CSUCI police department if you need specifics.

Aut2Run 10K Charity Race: 2000 runners. Traffic was impacted, some complaints were filed. An after-action report is in the works. If you have concerns contact Ray Porras, Director of Transportation and Parking Services. The start/finish line will change next year to mitigate the traffic issues.

There have been no dog complaints in the last month. There were a few lost dog reports. A Chihuahua was found on Protrero Rd with no tags. After a day, no owner came forward and the dog was given to Ventura County Animal Control.

4. New Business

The HAC had no new business.

5. Unfinished Business

a. Sidewalk Repair/Grinding Update

As of the meeting work was not complete. One known area remained on Elephant Seal Dr. [HAC Secretary's post-note: The sidewalk grinding was finished on Monday April 22nd.]

b. Pool II Improvements

Work on the new picnic/BBQ area next to the pool is nearly complete. The landscaping is complete. The Pergola project is in progress (A shade structure, tables, BBQs).

c. General Common Area Landscaping Concerns

Continuing discussion regarding overwatering or possibly broken water lines in and around the dog park. UGC to investigate and make any necessary repairs.

6. Management Office Report

See the Senior Director's report in the Addendum at the end of these minutes.

Rent Café and Condo café: Condominium Residents and other renters will be able to submit work orders online and pay fees online with credit card. A process is being developed to facilitate good communications with residents.

Staff is waiting for a computer to arrive and for it to be programmed by IT. Work is delayed due to the need to harden the computer (configure it to make it more secure).

Lobby drop box: There was a security incident in December. Staff is working on a more secure box.

Fire Insurance Claim: An insurance adjustor has made a second on-site visit and UG staff is expecting the process to proceed faster now. Work will be done along the edges of the community and along the creek to remove dead plants/trees. Irrigation, fencing, and sprinklers are amongst the items that will be repaired or replaced. (It was noted that the claim is NOT a legal court issue and the University Risk Management Staff is handling the claim for University Glen.) Once funding is received, the plan is to hire Valley Crest to do the work. The Senior Director noted that UG is not compelled to go out and get competitive bids.

The UG Staff is aware of damage caused by raccoons and is working on setting humane traps for raccoons. When caught, raccoons are relocated to the far end of the regional park. [TIP: Sprinkle paprika on your lawn to prevent them digging for grubs/worms.]

7. Upcoming Events

See the Management Office report and paragraph 3, Public Safety Report.

8. Architectural Review

None

9. Public Comments

A resident asked about lease lengths since it appeared there was an unusual amount of turn-over activity with a residence in her area. There was a general discussion and some questions regarding the ratio of townhome rentals to owned homes. Per the Senior Director there are roughly 484 rental properties and 112 "For Sale" properties and no lease is less than one year. Lease exceptions are made for active duty military. There was again some discussion of parking, however there is no change to existing guidelines. Current rules require residents to be able to park one car in their garage. Residents should also be aware there is often much available parking around and behind Pool #2.

There were concerns voiced regarding the new market's fresh foods. Management is working on keeping foods fresh and adjusting pricing.

The gym appears to have been cleaned recently, resolving prior issues with its cleanliness. Thanks given to UG staff.

10. HAC Comments – Russ Petruzzelli asked for clarification as to whether the Senior Director of University Glen has also retained the title of Director of Commercial Services. The Director responded that he has not retained that title. He does, however, continue to oversee all the areas of Commercial Services without the title. Russ Petruzzelli voiced the concern that the Director of University Glen position might in fact require full-time attention. The Director expressed the opinion that he is and has been very responsive to neighborhood issues. There was general agreement amongst HAC members on this point.

HAC Member, Tiina Itkonen voiced appreciation for the work the UG staff has done for the community and that the staff's care for the community does show.

11. Construction Update

None

Next Meeting: Wednesday May 21, 2014, 6:00 p.m., University Glen Conference Room, Town Center

Addendum

UGC Senior Director Report: HAC Meeting – April 16, 2014

HAC maintenance/construction updates:

- Dog Park benches (2) have been installed. A new “toy box” has been purchased and installed.
- Sidewalk grinding is nearly complete.
- Phase 1C pool area enhancements have begun, landscaping is complete. Plans have been approved by the University and construction has begun on the Pergola. BBQ's are in stock awaiting installation.
- New lobby safe will be installed by April 30.
- Insurance claim is being finalized.

HAC housing updates:

- Currently we are 94% occupied and 96% leased
- Currently no homes available for sale
- Rent/Condo Café is expected to be in place by end of the month.
- The Aut2Run event-April 6th (Sunday) Recap to be given by CI PD.

Upcoming Events:

- E Waste event will be held by University on April 26 from 9:00am to 2:00pm in parking lot A3 on campus.
- Annual Safety Day-May 3rd (Saturday) from 10 am to 2 pm.
- Remind Homeowners that Commencement will be on May 17.
- UGC conference will be a polling place on June 3.