

**Homeowner's Advisory Council
Minutes of the 11/18/08 meeting**

Board members present: Cecelia Travick-Jackson, Tiina Itkonen, Beatrice de Oca, Eric Toshalis

I. Call to order at 5:30pm

II. Public forum

- A. Sonia Lui: landscaping issues with neighbor; sage uprooted behind 311 Cuyler in common area; Erik Blaine directed Stephanie Barbabosa to check with neighbor and clarify issues
- B. Greg Coull: question about what is happening with dirt lots? Erik Blaine promised to post plan for open areas on the website

III. Report from management office: Erik Blaine

- A. Update regarding home sales and UGC buybacks
- B. Site Authority owns two homes, soon to be three
- C. 14 homes currently for sale
- D. 10 direct home sales complete
- E. 4 homeowner-to-homeowner sales in escrow
- F. 80% occupancy rate in townhomes and single family homes
- G. Town Center has 12 of 14 spaces leased
 - 1. Copy Center is in plan check; construction to start approx. 12/08, open in 1/09
 - 2. Round Table Pizza is about to enter plan check; tentative opening 4/09
 - 3. Sammy's market to fully open in first two weeks of December
- H. CAM budget: no increase for 2009

IV. Police Report: Corporal Shuler

- A. Chapel & Channel Islands speeding and stop sign citations:
 - 1. 8 enforcement stops: 4 citations, 4 warnings
 - 2. 6 details (duties where officer is posted)
 - 3. 3 noise complaints
 - 4. 6 dog complaints
 - 5. 5 parking violation complaints
- B. Sonia Lui asked for attention to be paid to graffiti on University Drive on eucalyptus trees and on electrical boxes

V. Homeowner modifications

- A. Trellis request: consistent with previous submissions, meets parameters; passed unanimously

VI. Public Forum

- A. Mary Walser, homeowner on Island Drive, local teacher
 - 1. Notice of violation of quality of life from nearby rental unit residents
 - 2. Parking problems, noise, working on cars, painting cars, safety
 - 3. Asked: Why is it taking so long to address these issues with these residents?
 - 4. Asked: Can the curb be painted red? Can parking citations be given?
 - 5. David Carlson responded: alley ways must be kept clear to adhere to fire code; cars must be towed if violation occurs

6. Stephanie Barbabosa clarified that lease agreement for renters is equally stringent as homeowner's
 7. Erik Blaine mentioned the difficulty of discussing the matter in an open forum due to "personnel matters"; Chief of Police and Erik Blaine have discussed the issue in the previous two days; action will be taken, but confidentiality needs to be maintained; from Blaine's perspective, any allegation that the renter is receiving preferential treatment from the police department due to his employment there is unfounded
- B. Greg Coull, homeowner
1. Concern about pulling out of alleys onto streets and the narrowness that can impede visibility when cars are parked right up to the edge of the alley entryways
 2. Asked: could curbs on either side of alleys be painted red for several feet back to give a better turning view?
 3. Erik Blaine responded that a comprehensive plan is being developed with Police Lieutenant Mike Morris, Stephanie Barbabosa, & himself; information about that will be shared in upcoming HAC meetings

VII. Meeting adjourned 6:20pm