

Homeowners Advisory Council
Minutes
12/21/06

Members present:

David Carlson, James Hickman, Peter Mosinskis, Tiina Itkonen (HAC)
Erik Blaine (UGC)

Call to order

The meeting was called to order at 7:00 pm.

Public Forum

1. A homeowner thanked the Board for moving their meetings to 4 pm
2. A question was raised about the frequency of Board meetings. Those will be held quarterly on January 25th, sometime May, September/October (regarding CAM fees), and December.
3. A question was raised about the predictions for next year's increase. It is unclear at this point, but the process of CAM increase planning will start sometime July, involving homeowners.
4. A request was made to have a bike rack by the School Bus stop on the corner of Rincon and Channel Islands Drive
5. A request was made to organize a community garage sale where interested homeowners could participate

Approval of Minutes

Tabled until next meeting

Director's Report

Information Items

Report of the UGC Director

- Home re-sales for Phase IA/B/C: All of Phase IC is sold. There are currently 4 resales available.
- I would like to set up a process where the HAC meeting agenda is available prior to the meeting, perhaps in time for the monthly mailing to the homeowners.
- Phase IA/B apartments are 96% occupied and 97% leased.
- Phase IC rental townhomes are 100% occupied (28 rental units)
- Phase IC apartments are 77% occupied and 77% leased.
- Town Center Apartments have 70 people on the wait list for 58 apartments.
- Notice of Violation process needs to move forward.
- CAM Fees for 2007 were increased on December 14, 2006 and effective February 1.

- Town Homes: Increase fee from 2006 rate of \$164.80 to \$191.17. This increase represents a 16% or \$26.37 increase from the 2006 fee.
- Single Family Residences: Increase fee from 2006 rate of \$131.83 to \$151.60. This increase represents a 15% or \$19.77 increase from the 2006 fee
- The CAM planning process will begin in June / July of every year and will involve the Homeowners Advisory Council and anyone else who wants to participate in the process.
- The landscaping contract is out to bid.
- We are in the process of having CAMROSA conduct a free landscaping audit, which will advise us on ways we can keep landscaping costs down.
- CAM Fee notices will be sent out to everyone homeowner once in January and will include a payment schedule for the year. Homeowners who are late in paying will receive a notice. This will cut down on monthly postage costs.
- A Reserve Study was commissioned and the draft has been delivered.

Contribution Recommendation By Area	Previous Study	New Study	Variance	
			\$	%
Single Family Residences	Included in Common Area	11.58	n/a	n/a
Townhomes	42.55	111.51	68.96	162%
Common Area	13.12	17.84	4.72	36%
Apartments / TH	25.67	178.78	153.11	596%

Level of Contribution to Reserves By Area	Previous Study	New Study	Variance	
			\$	%
Single Family Residences	13.12	29.42 (11.58+17.84)	16.30	124%
Townhomes	55.67 (42.55+13.12)	129.35 (111.51+17.84)	73.68	132%
Apartments / TH	38.79 (25.67+13.12)	196.62 (178.78+17.84)	157.83	407%

Phase 2A/B Information

- The site plan is done, looks good and rock crushing is currently underway.
- Vertical construction should commence March/April 2007 with a “possible” delivery schedule of April 2008 through May 2009.
- Phase 2A has 139 homes and Phase 2B has 103 homes.

Town Center

- Tenant improvements were able to begin to November 1, 2006.
- The expected occupancy for apartments is to begin February 1, 2007.
- The expected occupancy for possible tenants includes:
 - The Bookstore: end of Spring Semester
 - The Market: April / May
 - A restaurant: April / May
 - A coffee shop: April / May
 - A hair salon: April / May
- Apartments may be ready for occupancy by February 2007.

Architectural Requests

- Action by HAC on submitted modification forms.

Public Forum

A request was made for homeowners to review landscape bids as they come in

Current requests for Modifications

The Director requested HAC members to respond to improvement requests electronically and in a prompt manner, so that homeowners do not have to wait for the approval of their requests. The application form is updated and will be as a PDF file on the website.

One new application was approved.

Landscape issues

- Mistletoe on trees
- Reclaimed water was shut off for 4 days due to rain
- A question was raised about the fires and the effectiveness of the sprinkling system. There is a 150 foot fire barrier and in accordance with fire code
- The cost of landscaping was brought up. A request was made to get copies of the bid documents.
- Some homeowners had expressed an earlier interest in working with the U Glen Corporation in cutting costs. At the next meeting, the Chair of HAC said he would set up a workshop night to work on these issues, as the bids have come in.
-

Additions to Capital Improvements

- To be added to next Disclosure Manual
- A question was raised about capital improvements in re-sales. Re-sales are under the latest disclosure manual.
- A resale price is calculated from the (a) price homeowner paid; (b) the consumer price index between home bought and sold; (c) approved capital improvements; (d) appraiser (from a private list)
- There is a transfer fee of 1%

New Business

None

Erik Blaine encouraged the HAC to keep the U Glen “violations” on the agenda to develop a list that can be approved and implemented (e.g., possibly previously mentioned items such as leaving garbage cans out, not collecting newspapers from drive way, etc.)

Public Forum

- A question was raised about taxes. For 06-07, homeowners got 2 direct bills from Erik Blaine. As to whether the special tax can be deducted, the advice was to consult a tax accountant. CAM fees are not deductible.
- A question was raised about speeding on Channel Islands Drive. A stop sign will be ordered.
- An inquiry was made to the new school site. University Preparatory School needs to raise 27 million dollars or thereabouts, so the new site is not going to be built in the near future.

Next Meeting

January 18 at 7 pm

Adjournment

The meeting was adjourned at 8:10 pm

Submitted respectfully,

Tiina Itkonen