

University Glen Meeting Minutes

April 15, 2008

Attendees: Erik Blaine, Stephanie Barbabosa, Beatrice de Oca, Peter Mosinskis

Not Present: David Carlson, James Hickman, Tiina Itkonen

6 homeowners present

Called to order at 5:35p by Peter Mosinskis, acting chair

Public forum

Questions:

- Web site status: homeowner asked about University Glen Homeowners web site. Eric explained that the web site has been removed, and is being re-designed on a new server. The University Glen homeowner's emailing list has also been removed
- Pool temperature: homeowner recommends raising the temperature, explaining that is cold; currently 82 degrees; Stephanie to investigate raising the temperature.
- Mosquitoes: UGC staff will contact Raudel. Typically this is handled by Pt. Mugu.
- Pool complex: exercise machine elliptical is making noise; Stephanie to investigate.
- Homes for sale: Carol Cory has a list of homes for sale, prices, descriptions.
- Signage for meetings: homeowner asked where meeting notification is posted. Eric explained that sandwich boards are posted from Saturday before the following week's HAC meeting. Homeowner requested meeting notice flyer be posted on the mailboxes. Erik will make the font larger on the sandwich boards.
- Email distribution list. Currently doesn't exist; went away when previous web site was disabled.
- Resale value: question about resale value. This is designated in the agreement; typically it is the lower of the two (market value or maximum resale value).

Report from Management Office (Erik Blaine)

- Town Center
 - Code blue emergency phones to be installed in each parking lot
 - Tortillas Grill: estimated opening May 15
 - Market: estimated opening August 2008, will include Subway and Juice It Up juice franchise
 - Pizza/pasta restaurant: lease under development; est. opening Oct 2008
 - Copy Center: lease under development
 - UGC offices: est. opening June 2008
- Occupancy report

- Phase 2A/B site
 - Site Authority has decided to postpone
 - Maintenance of Phase 2A/B site will not affect CAM fee; however, economies of scale for Phase 2A/B may affect annual CAM fee budget for existing homeowners.
- Next HAC: May 20, June 17
- HAC election time; May 1 to May 15; 3 positions up for re-election (2 year term); Peter/David/James are up for re-election; letter will go out to homeowners shortly. Draft of letter was provided to HAC.

Homeowners Improvement Applications

No quorum, so could not approve.

There are 3 improvement applications:

- Courtyard improvement with concrete
- Landscaping changes; need to review statement of plantings. Mature trees cannot be removed without HAC approval. Large evergreen tree in front of windows, grows into the balcony. There is precedent for this type of request.
- Townhome over wants to change French doors to patio. No precedent for this type of request. Exterior doors are owned by University Glen.

Question regarding retractable screen. This is the only approved version.

New Business

None.

2nd Public Forum

- Homeowner couldn't find evidence that homes are for sale on the UGC web site. What is UGC doing to publicize home sales?
 - Erik responded that UGC does not belong to MLS; Carol and Ruben contact school districts, community colleges, police/fire and first responder offices. Contact is made via phone to persons in those offices; also items are made on demand.
 - Erik says homeowners can advertise on their own
 - Erik reports home sales are being limited through Category 4 purchasers (Cat. 1-3 are Cal State employees; Cat. 4 first responders (police/fire) and military). UGC will sell to higher categories, based on current housing market and housing demand.
- How is priority of home repurchase determined? First-come first served, based on availability of homes. Money is allocated primarily for townhomes, because

turnaround of townhome sales is quicker than single-family homes. Oldest homes for sale become target for re-purchase by Site Authority.

- New pool area status: Erik explained that plans are done and being sent to plan check. Funding allocation was received last year. Completion hoped before December 2008. Previous pool took about 3 years to install.
- Tax bill: last year, 43 homeowners were dropped from tax roll. The 2008-09 tax should be included; Erik promised to do everything in their power to work with tax consultant to ensure that the homeowners are put into tax roll for this year.
- Dog waste containers: bags have been missing at several spots.
- Mosquitoes: in the field, there is stagnant water near the roundabout; please investigate. UGC staff to investigate.

Meeting adjourned at 6:25pm

Minutes prepared by Peter Mosinskis