

HAC Meeting Minutes
April 19, 2006, 7:00PM
Sage Hall 2nd Floor Conference Room

HAC Members present: Patti Johnston, Mari Rockenstein, Jeanne Grier, Brian Morrill

1. Call to order

2. Public Forum:

1. New phase (1C) concerns:

- walking over burms: too many people walking over green area
- street signs: mistakes were made & they are being redone.
- what to do with trash and mail pick up when streets are resurfaced next week?
Dr. Blaine will call the Post Office and Brookfield folks to plan

2. Internet in University Glen from University—will we be hooked up to the university?

There were statements in the initial marketing information however, these T1 lines were never plumbed into the community. Faculty have asked about this issue at the CSUCI Academic Senate meetings and the answer has consistently been “no”

3. Renters with no homeowner living on Smuggler’s Cove—what has been done? (Will be addressed in Dr. Blaine’s report)

4. Trail into Phase IB to IC narrows to less than half the size of composite trail: may be widened Dr. Blaine will look into that.

5. Phase IC has lighting on pathways...will 1B have lighting on the decomposed granite (DG)? Ms. Barbabosa responded: Probably not since it is DG...nowhere in the community are DG trails lit.

6. Phase IB next to mountain on Smugglers Cove landscaping is unkept. Ms. Barbabosa will look into this area and take necessary action with the landscaping company.

7. Sprinkler issues in Phase IC—Dr. Blaine looking into this when more information is given.

3. Report from management office (Dr. Erik Blaine)

1. Architecture Guidelines—most everything in there is in ground lease but restated so the original draft has been reduced in size considerably. Trying to develop a new property application form and would like HAC’s feedback. Dr. Blaine handed out a draft packet to HAC to review. HAC should give comments to Dr. Blaine by Tuesday so he can take this to the U Glen Board. Changes recommended during the meeting include moving window coverings and garage storage to category 4.

a. Annual Request for Information (insurance and priority status): As of April 13: 98 homeowners were sent letters, 68 responded, 3 vacant, 27—no responses: By priority category: 1&2 -9 did not respond; 3—7 did not respond; 4—11 did not respond. Options—strongly worded letter or advice of board to be sent to non-responders. These homeowners are currently out of compliance. They will be given due process time reach compliance. However, ultimately, people who are not in compliance with residence may have their homes bought back by the Board—this is up to the board. There was a general consensus from homeowners and HAC members in attendance that this avenue be pursued due to the number of new faculty and new CSUCI hires in need of housing. **amend minutes in 3.2 to**

reflect that some university employees feel that the university knows about their employment status and they shouldn't have to verify it.

- 2.
 3. Notice of Violation—still in process, revision and development.
 4. Election Procedure—draft procedure handed out with revisions from one or two HAC members incorporated. Action will be taken when this is on the agenda later in meeting.
 5. Asphalt—April 25-27 in Phase IC—park on CI Drive
 6. University Glen Corporation Website—beta site will be developed soon. With links to forms, HAC, and other pertinent information. The website will evolve with community input.
 7. Phase IC—parking in alleys. Cannot issue citations until signs are posted. Then warnings will be given for one week and hopefully homeowners in the area will be notified when the signs are posted.
 8. U Glen Board of Directors will meet next week. The Board decided as an action item at their last meeting to remove the HAC from their agenda. Dr. Blaine will be giving the HAC report instead of the HAC. There were concerns raised by HAC members over the lack of voice that the HAC will now have at Board meetings. Dr. Blaine explained that it is envisioned to be his job to bring homeowners concerns to the board—especially concerns that he cannot resolve in his role as Director. This is a definite culture shift for the community that will be tested and piloted.
 9. Phase IC—homeowners walk-throughs are going well but are behind schedule.
 10. Phase 2A & 2B--planning meetings in Long Beach for modification of floor plans. 122 new—250's (townhomes) and 120—500's (larger than existing single family homes)— final phase is roughly half townhomes (all for sale) and half single family.
 11. Towncenter—August 2006 planned completion—unfinished tenant space.
4. CAM Dues—What is the five-year forecast for projecting the CAM fees and possible increases? What supporting documentation can be provided to homeowners? Dr. Blaine reports that a reserve study will be done soon to project what funds need to be in reserves. We can look at vendors and their contracts for other regularly occurring expenses. Water is a big concern since Camrosa has not been paid for all water used by the University—however meters are now in place to measure U Glen water usage. Insurance on townhomes that are owned is still an issue—especially since single-family homeowners pay their own earthquake and structure insurance. This is not fair.
5. Modification Requests—for Phase 1C:
- lot #212—approved;
 - lot #190—approved;
 - Dr. Blaine approved several satellite dishes.
 - Homeowner question: Will there be wrought iron fences on townhomes in 1C? Yes, with HAC approval and at homeowners expense.
 - Lot #205 asked about raising a low fence by one block—approved. Proposed wall modification for patio enclosure in lot #205 is approved only if resolution with the builder cannot be reached.

6. HAC Elections—Dr. Blaine will send out ballot soon to HAC for review prior to distributing to homeowners mid-May. All five positions are open.

7. U Glen Board Meeting in Training Room in Admin Building at 5:00pm on April 27th.

8. HAC Website—we'll move the HAC website over to Dr. Blaine's office for continuity and creation.

9. New Business

1. U Glen Board agenda—item to change meeting time. Board wants to change time to 11:30am. Concern that homeowners cannot attend day meetings.
2. Need for a flow chart of the organization, structure, and who to go to for issues.
3. Resident has almost been hit several times and front roundabout. Can this be a three way stop? What about all roundabouts?
4. Next HAC meetings: May 17th & June 21st

Minutes from March meeting—please approve or give comments to Mari by Tuesday over email