

HAC Meeting Minutes  
May 17, 2006  
Sage Hall, 2<sup>nd</sup> Floor

HAC Members present: Patti Johnson, Mari Rockenstein, Jeanne Grier

Others Present: J.Garthwaite, W. Paasch, S. Barbabosa, E. Blaine, P. McClone, M. Walzer, B. Monsma, E. Mender

1. Call to order @ 7:10pm
2. Public Forum
  - a. 302 AI Drive requests more plants in Common Area outside of home. Stephanie will get back to homeowner tomorrow
  - b. Phase IC parking—any news about parking in alleys? EB—Unidev has had a management change. Erik has talked with new admin about putting in parking signs.
  - c. Burm is still a pile of dirt and a path is now evident through the shrubbery. EB—looking to get a bid about stairs from CI Drive to Phase IC. This will take time. Mainly a financial concern
  - d. Change of Street signs...will Cuyler stay E. Cuyler or will it change? EB—this is an issue and we've heard two versions from the post office. We're working with the PO and hoping they'll stick to their first response. Once we know for sure we'll put in new signs.
  - e. Long term issue...model airplane field in Camarillo Regional Park. This will definitely be an issue for the new phase. It's an issue now in IC.
  - f. Mosquito abatement. Can we be preventative? The base sprays and the county should.
  - g. Water standing at Rincon & AI Drive
  - h. Snakes –can we advertise about people to call appropriate people to remove safely. Also plants attract mice and snakes like mice. We need to be mindful of plants that attract rodents. Bees are also a problem with some of the plants.
  - i. RV Storage is overgrown with weeds and residents can not access their RV. EB has talked with OPC and will put in a work order.
  - j. 306 Smugglers—any information since they did not turn in paperwork. EB—preparing letter for counsel and the residents will have to prove they are using U Glen as primary residence.
  - k. Landscaping along walking path is still not being maintained as mentioned from last meeting. This is really a water run-off issue and will take time to find a solution. Stephanie will contact the homeowner to take a look.
  - l. There is a sink-hole in the grassy area on smugglers. Stephanie will look into this tomorrow.
  - m. Since more people are living and moving here will there be plans for more public transportation besides the VISTA bus to make stops at other places in Oxnard? This is not a university-sponsored bus, but the Police Department and Public Transportation and Safety has information for ride share.
3. Approval of minutes from April 19 meeting

- a. Note in previous minutes—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. Minutes Approved
4. Report from management office
  - a. 25 property improvement requests have been viewed since January 9<sup>th</sup>
  - b. Primary residence—addressed above
  - c. Saturday is commencement and traffic will be heavy. Apology for not including this notice in the latest mailing
  - d. HAC election period is over and voting period is now in effect. In the future all candidates will need to write statements. Since there are only four candidates we'll need to have a mechanism for filling the 5<sup>th</sup> position.
  - e. Phase IC info—more delays until end of May.
  - f. Towncenter—August 2006 anticipated completion. Tenants still need to make improvements—up to 2-3 months after move-in. Bookstore, coffee, restaurant, general store, copy, office and retail space.
  - g. Phase 2A & 2B—site plan approved—hopefully they will begin vertical construction February/March 2007 with possible delivery November 2007-January 2008. The new builder is Vallejo. The plan is to keep CI Drive open through construction to University Drive.
  - h. University Preparation School may be putting in a sign about the future school site. There is no estimate of a timeline for when the school will be built.
5. U Glen Board Meeting (April 27) report
  - a. Patti read her statement made to the University Glen Board during public comments period. The statement requested that an elected homeowner serve on the board since the HAC is no longer allowed to speak on the agenda. Also requests Board meetings stay at 5pm so residents have the opportunity to attend.
  - b. University Glen Board meetings will now be at 11:30am.
  - c. Several residents have attended and felt very intimidated especially if you are a university employee because you don't know if what you say affects your job. That is why many people don't go because it was an exercise in futility. We should draft a letter to the president requesting representation of an elected homeowner.
  - d. Perhaps we should treat the appointed homeowners who are on the board as our representatives and make them accountable.
6. Modification requests
  - a. 801 CI Drive—low-level wall was approved for increasing height at last meeting. Funding was possible to enclose patio for homeowner
  - b. 330 Fry's Harbor—approved
  - c. 370 Cuyler Harbor--approved
7. Elections for HAC
  - a. Who will be counting ballots? Patti & Erik will count ballots.
  - b. Each candidate gets one vote per household
  - c. Can the new HAC put out an agenda beforehand? We'll pass this on.
8. Maintenance of empty residences by U Glen/Site Authority Rental property exterior upkeep by residents
  - a. Empty homes are not being maintained

- b. Apartments also need upkeep
- 9. Water usage for maintenance of walkways and parking lots
  - a. A maintenance worker was seen cleaning the parking lot with a hose. This is a concern.
- 10. New Business
  - a. Parking policies (Jeanne)—we need something to work on finding solutions to parking problems.