

# Homeowners Advisory Council

## Minutes

6/19/2007  
Sage Hall, 5:30 pm

### Members present:

David Carlson  
James Hickman  
Beatrice De Oca

### Others present:

Erik Blaine (UGC)  
Stephanie Barbabosa (Alliance)

### Public present:

None

### Call to order

The meeting was called to order at 5:38 pm.

### Public Forum

None

### Approval of Minutes

Minutes accepted into the record.

### Director's Report

#### Information Items

Report of the UGC Director

- Beatrice de Oca and Tiina Itkonen were elected to HAC, with 23 ballots cast.
- The Bookstore officially opened in the Town Center this morning and it looks great.
- Home re-sales for Phase IA/B/C: There are currently 3 homes in escrow, and 2 LOI to sell.
- Plans continue for the transfer of Alliance Residential staff to UGC effective July 1, 2007.
- Phase IA/B apartments are 92% occupied and 97% leased.
- Phase IC apartments are 92% occupied and 98% leased.
- Town Center Apartments are 14% occupied and 18% leased.
- Phase IC special tax was direct billed to the homeowners for 2006-07. The amount billed for 2006/07 was \$202,051.08 and has been 95% collected, the final payment was due until May 15, 2007. 5 homeowners still owe the tax.
- The landscaping bids came in and range from \$289,000 to \$375,000 from 4 companies. The low bid would represent an increase of the landscaping charge to CAM from \$40 per home to \$53 per home and does not include the mitigation

area or other items such as bark replacement, tree trimming, plant replacement etc.

- I would remind the HAC that the council agreed to work with homeowners to discuss the landscaping of University Glen, I am not sure if the HAC has done that, but wanted to mention / remind you of that commitment.
- CAM Budget for 2008.
  - Talk about the concept of a two year budget in order to allow homeowners to budget for a longer period of time.
  - CAM Fee increase for 2008 looks like it will be 25% plus an assessment in order to balance the budget. The CAM Fee increase for 2009 is around 20% with no assessment. Then approximately 5% for 2010 and slightly lower thereafter.
- Next meeting of the UGC Board of Directors is September 27, 2007.

#### Phase 2A/B Information

- Rough grade has started and is scheduled for 120 days or August 21, 2007.

#### Town Center (the apartments are available for occupancy)

- Building A
  - 3 Executive Offices, no tenants. 1 space for UGC
  - 1 Main space. 4,700 UGC and 1,600 retail tenant.
- Building B
  - 3 Executive Offices, no tenants
  - Bookstore, tenant improvements are progressing, June 1 move-in.
  - Cafe, no tenant yet
- Building C
  - Tortillas, lease executed
  - Sesame Express, lease in process
  - The Point, lease in process
- Building D
  - Market Tenant, lease executed
  - 2,300 square feet, no tenant

#### Architectural Requests

- None.

#### **Additional notes from Directors report:**

Start discussion of CAM Fees in late July. Fees will be going up.

#### **Public Forum**

None

#### **CSUCI Police Department Report**

None

**New Business**

None

**Public Forum**

None

**Next Meeting**

**July 17, Sage Hall, 5:30 pm.**

**Adjournment**

The meeting was adjourned at 6:17 pm

Submitted,

David Carlson