

HAC Meeting Minutes
June 21, 2006, 7:00pm
Sage Hall—2nd Floor

1. Call to order
2. Introduction of new HAC:
 - a. This is the transition meeting between the new and old HAC. The three new members who have 2 year terms are: David Carlson, Peter Mosinksis, and James Hickman. One year term members are: Tiina Itkonen and Steve Stewart
3. Public forum
 - a. This is the time when homeowners come to express issues occurring in University Glen.
 - b. Dog issues:
 - i. dog droppings are being left all around the neighborhood by a homeowner with three small dogs who lives on Smuggler's Cove. Will new doggie mits be installed in the new phase? Yes, but they have to be built.
 - ii. Dogs barking in 243 Anacapa Island drive are serious noise offenders. Erik and Stephanie will look into the complaints about this and another home.
 - c. Who are the men with the white shirts walking around? They are first line security who install systems in homes. They are on four-month terms in a corporate housing situation. The group are on notice and may be asked to leave if further complaints are made.
 - d. Swimming Pool:
 - i. The swimming pool area has been overtaken by teens and college age students. What are the rules and policies about nuisances in the pool? Call the rental office immediately.
 - ii. Are the college students allowed to rent here? Yes as general public if they qualify.
 - iii. Several people also have been drinking beer in the pool area. Call the rental office or Stephanie immediately.
 - iv. There is lots of trash around the pool in the evening. Can trash can be installed? Not a good idea because more food would be brought in.
 - e. There has been an Adelphia work truck parked on Cathedral at AI Drive for two days and looks like it is damaging the trees.
4. Approval of minutes from May 19th meeting: the minutes were approved by email.
5. Report from management office (Dr. Erik Blaine)
 - a. Place of primary residence: Erik is pursuing this with the homeowner and the matter is now with counsel.
 - b. Phase 1C parking in alleys...estimate received on signs to be placed in alleys. Alliance will install signs and then police can site. Limit lines have also been painted.

- c. Dog park plans are being discussed in the area east of smuggler's cove. Erik is interested in having homeowner feedback on this issue. The website would be a good way to get this information out.
 - d. A sign or a series of signs announcing the HAC meetings would be a good idea. Several different formats were discussed as well as putting information at the Town Center once it is complete. In the meantime Erik will send out letters.
 - e. Erik will begin giving the HAC quarterly reports on CAM fees that are overdue. The attorney has drafted a letter that will be sent to the homeowner and the lender and eventually cancel the ground lease.
 - f. Demolition of home one will begin July 10. The renovation costs exceeded the cost of new construction. The pool will be installed in this area but new plans are being created.
 - g. Apartments in IC will be delayed until the end of summer early fall.
 - h. Around July 21st site work will begin in phase 2 with vertical construction beginning around March 2007. 242 homes. 11 homes in Inspiration Point.
 - i. As soon as the round-abouts are repaired and heavy equipment is on site. Channel Islands will be open during construction.
6. Modification requests
- a. 232 AI Drive—concern about the speakers but if the immediate neighbors agree then all approved
 - b. 381 Fry's Harbor—3ft wooden wall. Approved.
7. Old Business
- a. Spraying of mosquitoes—SB (Stephanie Barbabosa) confirmed that the county and Pt. Mugu have sprayed and no larvae found on our site. They installed bricks to keep mosquitoes out of water sources. This year's mosquitoes are not as aggressive as previous years.
 - b. Parking privileges for homeowners working on campus or to attend HAC meetings—EB (Erik Blaine) will follow-up again with Ray Porras. There is no free parking on campus and everyone must have a paid sticker. There is a meeting next Monday to discuss parking permits and university glen. EB is not sure what the exact nature of the meeting is about. Parking at the town center was discussed. There are 58 units and retail spaces and 300 parking spaces. The parking plan is being discussed.
 - c. Leaking water from common areas—still a problem. SB will check into this again.
 - d. Property value calculations with homeowner improvements—how are improvements calculated on resale and what kind of improvements will count in the future? Such as window coverings, courtyard improvements and the like. EB: gave the formula for resale price of a home. Capital improvements are added after the CPI increase. It would be nice for the new HAC to add to the capital improvement list during their upcoming terms.
 - e. Maintenance of empty residences by UGLEN/Site Authority—also problems of residences that are occupied who are not maintaining their front courtyards. EB will look into empty residence upkeep although he said they are taking care of empty residences.

- f. Rental property exterior upkeep by residents—the latest offender has until the 30th to clean up their property. SB—it will be very helpful if exact addresses can be given for offenses.
8. New Business
 - a. Ant spraying/pest spraying—what is the strategy? Call Carol or Ruben and the company comes out once or twice a month.
 - b. Asphalt resurfacing will be occurring soon.
 - c. Speed limit signs should be installed on CI Drive towards the new entrance.
 - d. Will the creek be cleaned? It's part of a mitigation report by Rincon and meant to be raw and natural. The trash and non-native plants should be removed. Perhaps have a service learning opportunity for students to study the project.
 - e. A newly available residence has invasive plants that need to be removed.
 - f. The new HAC would like to acquire email addresses of residents
 9. New HAC Business
 - a. Elect chairperson: David Carlson, and recorder of minutes/secretary: TBA
 - b. Email address/change of out-going HAC members: Peter will take care of this before the next meeting.
 - c. Meeting dates: next Uglen Board meeting is August 17th. The new HAC will decide on dates and times for future meetings.
 - d. David Carlson and Erik Blaine thanked the outgoing HAC for their time and advocacy on behalf of the homeowners.