

**Homeowner's Advisory Council  
Minutes of the 8/19/08 meeting**

**Board members present: Cecelia Travick-Jackson, Tiina Itkonen, Beatrice de Oca, Eric Toshalis**

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I. Call to order at 5:30pm

II. Public forum — none

III. Approval of minutes — approved 4-0

IV. Report from management office, Erik Blaine

- A. Update regarding home sales and UGC buybacks
- B. Process for determining whether home is purchased by site authority or in an owner-to-owner sale is discussed
- C. 82% occupancy rate in townhomes and single family homes
- D. special tax is being direct-billed to only one U-Glen owner
- E. new UGC website is now live
- F. Town Center updates
  - 1. Copy center in May
  - 2. Roundtable Pizza in Dec. of 2008 or Jan. of 2009
  - 3. Market set to open the day after Labor Day; will include a Subway and a juice bar
- G. Budget information presented
  - 1. CAM fees may be lower than projected
  - 2. Erik Blaine will send budget before next meeting

V. Modifications

- A. Delegation of HAC oversight to Site Authority all permits relating to water softeners, A/C, and satellite dishes; voted 4-0 in favor
- B. Lot 109 property improvement approved 4-0
- C. Lot 11 property improvement approved 4-0
- D. Lot 104 property improvement approved 4-0

VI. Police Report

- A. Increased speeding on east campus, particularly Channel Islands Dr. near the park, running stop signs at Anacapa near the roundabout. Citations written, warnings given, increased patrols. Stop signs must be obeyed by bicyclists and skateboarders.
- B. No crimes to report
- C. Concern expressed about motorists running through stop sign at Fry's Harbor.

VII. Landscape issues — none

VIII. New Business

- A. Mosquitoes
  - 1. County alerted
  - 2. Spraying at Pt. Mugu monthly
  - 3. Problem should subside in a matter of 2-3 days

IX. Public Forum

- A. Question about process for approving spa installation
- B. Question about sales to the public: 4.5 year buyback window was recently changed to 10 years
- C. Commercial truck (fencemaker) has moved but is still in violation
- D. Question about status of land at county park and U-Glen residents' access, plans for development, hiking trails, etc. — Erik Blaine will look into it