

Homeowners Advisory Council

Minutes

8/21/2007
Sage Hall, 5 pm

Members present:

Beatrice deOca, Peter Mosinskis. Tiina Itkonen (HAC)
Erik Blaine (UGC)
Corporal Schuler and Corporal Dransart
Thirteen home owners

Call to order

The meeting was called to order at 5:30 pm.

Public Forum

A concern was expressed about the speeding limit on Anacapa Dr. People are also speeding in alleys.

Approval of Minutes

Minutes approved with a change to the typo on the date..

Police Report

There have been snake calls (3). Community was alerted with fliers on mailboxes. If a homeowner sees a snake, the person is to leave it alone and call 911.
Corporal Dransart (crime specialist) reported on car thefts on 7/26 at 3:45 pm. All three thieves were arrested. On 7/31 there were 5 people stealing from cars at 11 am. Both sets of thieves reported that it is known that residents do not lock cars in U Glen.
The police is working with Oxnard sheriff task force to combat graffiti.

Director's Report

Information Items

Report of the UGC Director

- Home re-sales for Phase IA/B/C: There are currently 2 homes in escrow, and 2 LOI to sell.
- Effective July 1, UGC transferred in the Alliance employees and UGC is now providing property management services to University Glen.
- Property Improvement Applications. 38 were submitted and all were approved. 30 of the 38 were approved as a capital improvement.
- Apartments / Townhomes are 94% occupied and 98% leased.
- Town Center Apartments are 18% occupied and 20% leased.
- CAM Budget for 2008. CAM fee budget hand out was given to home owners.

- 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.
- Precise grade and site improvements to begin mid-August.
- Vertical construction bids to be opened November.

Town Center (the apartments are available for occupancy)

- Building A
 - 3 Executive Offices. Negotiating for all three spaces.
 - 1 Main space. 5,200 UGC and 800 retail tenant.
- Building B
 - 3 Executive Offices. Negotiating on 2 of the 3 spaces.
 - Bookstore, opened June 19, 2007.
 - 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

- One for an internal floor plan change with exterior implications.

Discussion on CAM budget

- The proposed budget is for current and future years, not to collect for past years
- Q: Is the CAM fee supporting the new phase? A: NO subsidizing of Phase 2 A + B
- Q: What is the increase of \$70,000 for administrative costs? A: They are operational expenses, salaries, benefits. Site Authority is not paying for them starting that year.
- Q: Do we support commercial tenants with CAM fees? A: No, they have their separate fees.
- Q: Can meetings be better communicated? We have talked about the sandwich boards for a year now. Fliers on mail boxes? Meeting times on website?

- Q: Can we look into alternative sources for energy for pool? A: Lights in Phase 2 A and B have low emission lights. No long term strategy.
- Q: 1/3 of budget goes to landscaping. Can we do something to reduce noise and pollution? A: Valley Crest representative will attend next meeting.
- Q: Pool is not open at 9 am. Why should we pay more if we are not getting the basics? A: Let Erik know.
- Q: Trash and recycling has been combined although we pay for both and are a green campus. A: Erik will call the company.
- Q: Why is the budget so far off? A: Camrosa increases and CAM fee set too low. NO increase until 2005. Financial plan called for 20% increase each year.
- Q: Special tax—what happens to the other 1% of tax? A: Property tax 80% comes to Site Authority. Of the special tax, 100% comes to Site Authority. They use the money to pay bonds.
- Q: Can we get a complete accounting for the 80%? A: Erik will call site authority for more information.
- Q: Can pool hours be extended? A: can send out a survey.
- Q: When is the other pool built? A: March/April 2008.

Neighbor Noise

2 notices have been sent out about dogs barking. The process includes first notice, second notice, then a fine. Process is in place.

Q: What if the owner is renting the home and living else where? If home owners have specific data, communicate with Erik.

New Business

none

Public Forum

- If a home improvement was approved last year but has not been started, is it still acceptable to initiate it a year later? A: Yes.
- Peter is adding a link from CSUCI to HAC
- U Glen is switching banks. Will contact the new bank (Mid state) to have a service to pay fees by credit card.

Next Meeting

September 18, Sage Hall, 5:30 pm!

Adjournment

The meeting was adjourned at 6:51 pm

Submitted respectfully,

Tiina Itkonen