

## Homeowner's Advisory Council

### Minutes of the 9/16/08 meeting

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

Seven homeowners present

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I. Call to order at 5:30pm

## II. Public forum

- Mosquito problem
- Smoking in Tortillas—is it allowed?
- General public buying homes
  1. Has to be primary residence
  2. Retirement clauses do not change
  3. Site Authority has the right to purchase the home back after 10 years

III. Approval of minutes — approved 5-0

## IV. Report from UGC Executive Director, Dr. Erik Blaine

- Home re-sales for Phase IA/B/C:
  - SA owned: 4
  - SA in play: 1
  - Direct sales in play: 10
  - Direct sales completed: 8
  - Direct sales in escrow: 5
  - Reservations to General Public: 7
- Apartments / Townhomes are 82% occupied.
- Town Center Retail has 12 of 14 spaces leased.
- The Phase IC Pool. Bids came in last week, low bid was \$802,000 ! We need to look at this project again and redesign to bring costs down. We are in the process of working with our architect to redesign the pool / building and then go out to bid again. This project will be delayed.
- The new UGC website is now live, but not completely done. The website address is [universityglencorp.csuci.edu](http://universityglencorp.csuci.edu). I need agendas and minutes from past meetings in order to put on the website. Who has those?
- The minutes from last meeting looked great, that should be the format.
- Questions regarding the CAM Budget.

Town Center (new information appears in bold)

- 14 total retail spaces: 12 are leased, 2 are available.

- Building A
  - Space 1: Family Values Cinema
  - Space 2 & 3: Chabad Center with the Jewish Center on campus
  - Space 4: UGC Offices
  - Space 5: Copy Center Too, estimated opening Nov 2008.
- Building B
  - Space 1&2: BrainX
  - Space 3: Gold Coast Chiropractic
  - Space 4: Bookstore
  - Space 5: Round Table Pizza, estimated opening Feb 2009.
- Building C
  - Space 1: Tortillas Grill
  - Space 2: Available, 770 square feet
  - Space 3: Available, 1,800 square feet
- Building D
  - Space 1: Market Tenant, Estimated opening Oct 2008.

#### Architectural Requests

- None

#### V. Police Report

None

#### VI. Landscape issues

- Grass areas are soggy
- Some street light problems reported

#### VII. New Business

- No increase to CAM budget in 09
- Contributions to reserve, budget looking better
- New pool estimate too high. Community room is gone from the plan.

#### VIII. Public Forum

- Vehicle storage in phase 2A and B? Temporary location

Adjourned at 6:10 pm.