



University Glen Corporation  
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Board of Directors Meeting

Thursday, February 12, 2015

Minutes

The Board of Directors of University Glen Corporation met on February 12, 2015 at 4:30 p.m. The meeting was held in the Conference Room the University Glen Corporation Offices, California State University Channel Islands (CSUCI), 45 Rincon Drive, Suite 104-A, Camarillo.

Chairperson Robe presided and called the meeting to order at 4:35 pm.

Members Present:

Bill Robe  
David Press  
Beatrice de Oca  
Andrea Grove

Members Absent:

Barbara Thorpe  
Ysabel Trinidad

Public Forum

Mr. Robe called for public comments. Three members of the University Glen community provided comments:

Russ Petruzzelli (HAC Chair) – Mr. Petruzzelli expressed his concerns regarding potential congestion on Camarillo Street and the Camarillo Street/Lewis Road intersection as the result of the phase 2 A/B project. He suggested that that intersection be modified to include a dedicated right turn lane and transition lane onto Lewis road. He also suggested the addition of bike paths on Camarillo Street.

Joshua Smith (HAC Committee Member) – Mr. Smith expressed his concerns regarding the potential negative effect on the quality of life resulting from the development of phase 2 A/B proposals. He stated concerns regarding the potential lack of infrastructure to support the development. Additionally he commented on increased traffic concerns.

Veronica Mojica (Homeowner) – Ms. Smith expressed his concerns regarding the potential negative effect on the quality of life resulting from the development of phase 2 A/B proposals.

There being no further comments, Mr. Robe closed the public comment period of the University Glen Corporation Board of Directors.

#### Approval of Minutes

Mr. Robe called for the approval of the minutes of the October 23, 2014 regular meeting. The motion to approve the minutes was duly made, seconded, and approved 4-0-0.

#### Senior Director's Report

- **UGC Operations**

- Update on ACA, the October BOD Meeting I reported that in response to ACA we are adding 20 employees to the UGC medical benefits program. (budgeted for 23) Annualized cost for this program is \$160,000. Implementation was January 1, 2015 so cost will be approximately \$80,000. The preliminary 2015-2016 budget actual numbers are for 19 staff members with a total annual cost of \$201,416.
- We have hired Dawn Smith to replace Emma Ashley as the Resident Relations Coordinator.
- The Fitness Center in Phase 1 remodel has been completed with 4 new pieces of exercise equipment, new flooring and a new TV.
- Construction for the Islands Café dining expansion will begin within the next 30 days.
- Islands Café is planning a "Strawberry Festival" special themed event on March 4<sup>th</sup>. You are all invited.
- UGC Meeting Room 103 1-B was used as a polling place for the November elections. 380 voters

- **Site Authority Operations**

- Home Sales
  - Direct sales in play: 2
  - Direct sales in escrow: 2
  - There have been 9 sales since July 1
  - Home sales are moving very quickly, often with buyers in line prior to listing. Average listing time prior to sales has been zero to three days.
  - Phase IA/B/C and Town Center apartments are 95% occupied and 97% leased.
- Sitar Restaurant opened on January 26<sup>th</sup>.
- A joint project with the university to repair the access road to the water towers started on February 11. Total cost of the project is \$110K, UGC will split the cost with the university.
- A Town Hall meeting to discuss the Phase 2 A/C development will be held on February 18<sup>th</sup>. - Flyer

- **Town Center**

- 14 total spaces. 12 are leased, 2 have been converted to general use meeting space available for rental by campus entities and the general public.
- There have been no comments from residents regarding residential students living in the Town Center
  
- **Homeowners Advisory Council**
  - Most discussions at HAC meeting continue to focus on dog issues, noise and parking concerns.

Financial Report

The Financial reports for the Period ending December 31, 2014 were presented by Mr. Nirenberg. There was a brief discussion of the effects of the implementation of the Affordable Care Act.

New Business

Mr. Nirenberg presented the following statement as a matter of procedure for the Board's information:

Re: Conflict of Interest Statements for Mid-Term Appointments to the Board

Should a mid-term appointment be made to the University Glen Corporation Board of Directors, the new member shall receive, complete and sign the annual Conflict of Interest Statement during their new board member orientation or by the end of their first meeting, whichever comes first.

There being no further business to come before the Board, the meeting adjourned at 5:22 pm.

APPROVED

University Glen Corporation

*Barbara Thorpe*  
Barbara Thorpe, Secretary

4/9/15  
Date: