



University Glen Corporation  
45 Rincon Drive, Suite 104-A  
Camarillo, California, 93012

805-437-2667 Office  
805-437-2681 Fax

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## Board of Directors Meeting

Thursday, March 10, 2016

### Minutes

The Board of Directors of University Glen Corporation met on March 10, 2016 at 4:30 p.m. The meeting was held in the Conference Room the University Glen Corporation offices, California State University Channel Islands (CI), 45 Rincon Drive, Suite 104-A, Camarillo.

Chairperson Robe presided and called the meeting to order at 4:30 pm.

Members Present: Bill Robe, David Press, Andrea Grove, Barbara Thorpe, Dr. Stephen Clark  
Members Absent: Ysabel Trinidad

### Public Forum

Mr. Robe called for public comments. There being no 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 February 11, 2016 regular meeting. Mr. Press noted that typo corrections had been made. The motion to approve the minutes as corrected was duly made, seconded, and approved 5-0-0.

### HAC Report

Mr. David Carlson was unable to attend the meeting. His report was tabled until the next regularly scheduled meeting. It was noted the restated CAM fee report was published and sent to home owners by the end of February, as agreed.

### Landscape Update

Mr. Wes Cooper was unable to attend the meeting and the update was tabled until the next regularly scheduled meeting.

### Senior Director's Report

Mr. Dave Nirenberg was unable to attend the meeting. In his absence Dr. Erik Blaine updated the Board on the following items:

- CI Facilities Services began overseeing the landscaping of University Glen on January 1, 2016. Any incremental additional cost to the community will be absorbed; if costs come in lower, it will result in savings to community. Costs will be re-evaluated and adjusted if necessary for next fiscal year.

- The renovations/expansion to Islands Café, as well as the next phase of student housing are on schedule. Once Islands renovations reach a certain point, the Board will be invited for a tour of the facilities. The expansion will enable UGC to provide 1800 meals per day compared to the 1500 currently provided. It also permits new capacities like an in-house bakery.
- Dr. Blaine introduced, and the Board welcomed, the staff of Ventura Investments Co. Ms. Desiree Rios will be working in-house to provide oversight of the common areas.

CI 2025 Update

Dr. Blaine reported that there are currently three projects moving forward. The first is the sale of the 328 rental apartments and Town Center. A firm has been selected and are currently in negotiations with the campus.

The second project is the development of the Phase 2A/2B site, currently in the RFP stage, which is due in 6 weeks. The evaluation committee will review the proposals of the 4-5 respondents, in anticipation of the May 24, 2016 Board of Trustees meeting.

The sale of the individual 88 townhomes, currently part of the leasing program, will move forward. Communication to the community is being prepared.

Dr. Blaine also announced that President Richard R. Rush's successor, Dr. Erika D. Beck will join the campus effective July 1, 2016.

Dr. Clark inquired about the maintenance items sent out to bid February 15, 2016. An update will be provided.

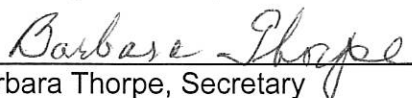
The timing of the transition from University Glen Corporation to University Auxiliary Services was discussed. With the goal of the transition occurring by July 1, it is likely that UGC will become a committee of Site Authority, which will include more homeowner representation. CI Power will remain with Site Authority. Mr. Robe commented that a single Board of Directors would be better than the confusion caused by having several boards.

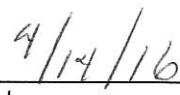
New Business

There being no further business to come before the Board, the meeting adjourned at 4:50 pm. The next regularly scheduled meeting of the University Glen Corporation Board of Directors is Thursday, April 14, 2016.

APPROVED

University Glen Corporation

  
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Barbara Thorpe, Secretary

  
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Date: