Homeowners Advisory Council
Minutes
6/19/2007
Sage Hall, 5:30 pm

Members present:
David Carlson
James Hickman
Beatrice De Oca

Others present:
Erik Blaine (UGC)
Stephanie Barbabosa (Alliance)

Public present:
None

Call to order
The meeting was called to order at 5:38 pm.

Public Forum
None

Approval of Minutes
Minutes accepted into the record.

Director's Report
Information Items
Report of the UGC Director
• Beatrice de Oca and Tiina Itkonen were elected to HAC, with 23 ballots cast.
• The Bookstore officially opened in the Town Center this morning and it looks great.
• Home re-sales for Phase IA/B/C: There are currently 3 homes in escrow, and 2 LOI to sell.
• Plans continue for the transfer of Alliance Residential staff to UGC effective July 1, 2007.
• Phase IA/B apartments are 92% occupied and 97% leased.
• Phase IC apartments are 92% occupied and 98% leased.
• Town Center Apartments are 14% occupied and 18% leased.
• Phase IC special tax was direct billed to the homeowners for 2006-07. The amount billed for 2006/07 was $202,051.08 and has been 95% collected, the final payment was due until May 15, 2007. 5 homeowners still owe the tax.
• The landscaping bids came in and range from $289,000 to $375,000 from 4 companies. The low bid would represent an increase of the landscaping charge to CAM from $40 per home to $53 per home and does not include the mitigation
area or other items such as bark replacement, tree trimming, plant replacement etc.
   o I would remind the HAC that the council agreed to work with homeowners to discuss the landscaping of University Glen, I am not sure if the HAC has done that, but wanted to mention / remind you of that commitment.

• CAM Budget for 2008.
   o Talk about the concept of a two year budget in order to allow homeowners to budget for a longer period of time.
   o 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.

Town Center (the apartments are available for occupancy)
• Building A
   o 3 Executive Offices, no tenants. 1 space for UGC
   o 1 Main space.  4,700 UGC and 1,600 retail tenant.
• Building B
   o 3 Executive Offices, no tenants
   o Bookstore, tenant improvements are progressing, June 1 move-in.
   o Cafe, no tenant yet
• Building C
   o Tortillas, lease executed
   o Sesame Express, lease in process
   o The Point, lease in process
• Building D
   o Market Tenant, lease executed
   o 2,300 square feet, no tenant

Architectural Requests
• None.

Additional notes from Directors report:
Start discussion of CAM Fees in late July. Fees will be going up.

Public Forum
None

CSUCI Police Department Report
None
New Business
None

Public Forum
None

Next Meeting
July 17, Sage Hall, 5:30 pm.

Adjournment
The meeting was adjourned at 6:17 pm

Submitted,

David Carlson