I. Public forum:
   A. Questions about the speed limit and enforcement were raised. Police officer Medley stated that any speed other than 25 mph would likely require a speed survey to be conducted which may result in a faster speed limit. Extra police patrols will be conducted along Channel Islands Drive.
   B. Can residents block a street for a block party? The reply was that the closure of any street or alley would require prior approval.
   C. Can anything be done to reduce the noise from the “weed wackers”?
   D. Is there any interest in creating a community garden?

II. Minutes from the March meeting were approved with Safety Day amended to occur on May 30.

III. Management office report/ Report of the UGC Executive Director

   - Home re-sales for Phase IA/B/C:
     o SA owned: 3
     o SA in play: 0-
     o Direct sales in play: 11
     o Direct sales completed: 16
     o Direct sales in escrow: 5

   - Phase IC Pool Progress.

   - HAC election, ballots due next week, 10 submitted so far. Only one nominee appears on the ballot. If there is no write-in candidate HAC will have to appoint someone to fill the seat. If HAC fails to appoint after 30 days, then SA can appoint.

Town Center (new information appears in bold)

   - 14 total retail spaces: 11 are leased, 3 are available.

   - Building A
     o Space 1: Family Values Cinema
     o Space 2 & 3: Chabad Center with the Jewish Center on campus
     o Space 4: UGC Offices
     o Space 5: Copy Center Too, estimated opening TBA

   - Building B
     o Spaces 1, 2 and 3: BrainX
     o Space 4: Bookstore
     o Space 5: Available, 1,850 square feet.

   - Building C
     o Space 1: Tortillas Grill
     o Space 2: Available, 770 square feet.
     o Space 3: Available, 1,800 square feet

   - Building D
     o Space 1: Market Tenant
IV. Homeowner Modification requests. None. A question was raised concerning any requests for non-retracting screen doors. No such requests have been made.

V. Police report. No issues or problems other than the continued efforts to limit speeding and a reminder of Safety Day on May 30.

VI. Landscaping Issues.
   a. Tree-trimming occurs in the fall.
   b. Any trees right by a stop sign should be trimmed.

VII. Public Forum II
   a. A community flea market/swap meet was discussed.

Next meeting is June 18.