1. **Call to Order**
   a) Called by Russ at 6:04 pm. All members of HAC in attendance.

2. **Approval of Minutes**
   Monthly HAC minutes are circulated and approved via email following each meeting. The February and March 2015 minutes were accepted and are posted.

3. **Public Safety Report**
   a) Report by Officer Brownfield
      i. Report of person at 4 am recently pulling door handles. Was not reported until the following day. No thefts related to it.
      ii. Safety Day: April 25th, 10 am to 2 pm.

4. **New Business**
   a) Newly released financial report. No information on level of reserves. Ref Exhibit C.
      i. Dave Nirenberg requested specific questions provided so he can address each question individually.
      ii. Balance seems to be off by approximately $40,000.
      iii. Request for information related to rentals’ contributions to CAM fee. Erik stated that CAM fees are collected from rentals.
      iv. Where are late fees recorded?
      v. Report provided does not specify that it is only addressing homeowners, not rentals.
   b) Is use of BBQ area by the general public allowed? (Recent problems).
      i. Not sure if banning outsiders is enforceable. The desire is to not allow outside individuals from using the BBQ area. UGC will look into it.
   c) Water conservation.
      i. What is the campus doing for water conservation?
         1. Campus is on recycled water for all irrigation.
         2. UGC is replacing all sprinkler heads which reduce flow by 50%.
         3. UGC is working on adjusting heads where necessary.
         4. Campus is nearly 100% on reclaimed water. UGlen is on reclaimed as well.
5. **Unfinished Business**
   a) Town Center Live Music Update.
      i. Russ followed up with Diana Ballesteros to inquire about performers at the Town Center.
      ii. Possibly have an acoustic performer on an evening to test it out.
   b) Add gate at “Long Grade Canyon” and Camarillo Street to allow pedestrian and bicycle access to creek levee from Camarillo St.
   c) Lighting upgrades on Channel Islands drive and sidewalk.
      i. One resident is adamantly opposed to street lighting.
      ii. UGC will put up temporary solar lights at the walkway stairs.
   d) Report on “Level of Reserves” and contribution amounts by residence type. (CAM Fees).
      i. See above comments.
   e) The recumbent bike #5 still no audio no video (OPEN).
      i. See notes below.

6. **Landscaping**
   a) Condo Café Tickets filed by Russ for common areas:
      i. 17525 Broken sprinkler head in park.
      ii. 17526 Fence repair in park. Top of levee behind dog park.
      iii. 17527 The toy box, dirt bin and shovel are broken.
      iv. 17528 Sprinkler spray distribution at dog park.
      v. 17529 Trees need pruning on Channel Island Dr.
      vi. 17530 Shrubs needs trimming. Santa Cruz Island Ct.
      vii. 17531 Retrenching along Channel Islands Dr.
      viii. 17532 Plants trampled and missing on Platts Harbor Dr.

7. **Ongoing Status Reports**
   a) Level of Reserves
      i. See comments above.
   b) BBQ Areas in Phase 1A/B and Phase 1C: Cleanliness and Concerns?
   c) Fitness Centers 1 and 2: Suggestion Box submissions, Equipment, Concerns, etc.
   d) Pools: Cleanliness/Concerns/Suggestions
   e) Animal Issues (Dog behavior/Barking/Leash compliance)
   f) Community Garden
   g) Phase 2A/2B Development.
      i. March BOT approval to move forward with 'some development'.
      ii. Will establish a planning group that will include homeowners and renters. Members not established yet.
      iii. Yesterday’s meeting. Homeowners were not included. Majority of the discussion was about Phase 2A/2B.
      iv. Yesterday’s meeting was intended for campus personnel. No decision-making was done at the meeting.
      v. Residents feel there is a lack of trust in the communication. Campus should have at least been informed that there was a meeting going on.
      vi. HAC should be available to participate in the draft of the RFP.
   h) Storm Report (Effect of any weather on the neighborhood).
   i) Dog Park and Commons Park
   j) Other Condo Café concerns raised by neighborhood residents…
8. **Wish List**

The following items are on a “Wish List” and may or may not ever come to fruition.

(The list is included as a way to retain resident’s suggestions and concerns):

a) Beautification of DG path along creek adjacent Frenchy’s Cove.

b) Decomposed granite improvement of dirt path along west side of Santa Cruz Islands Dr.
   (Est: $18k)

c) Suggestion for trees & picnic tables/benches between Community Garden and Dog Park.

9. **Management Office Report**

a) Dave Nirenberg reported the following:
   i. CAM fees are going up 9.00% for Single Family Homes and 10.25% for Townhomes.
   ii. UGC provided a breakdown of proposed CAM fees.
   iii. Current reserves stand at approximately $4.2M.
   iv. Painting of townhomes – question regarding when. Add to next month’s unfinished business.

b) Fire safety correction notice
   i. Single side parking on Cathedral Cove, Elephant Seal Cove and Frenchy’s Cove.
   ii. SFM gave a 30 day correction notice.

c) April 19th – Aut2Run should not go thru UGlen.

10. **Public Comments**

a) Various comments provided throughout the meeting.

11. **Architectural Reviews**

a) None

12. **Construction Updates**

a) Sierra Hall almost complete. Fences should come down within the next month.

b) Student Housing Phase 3 underway. Please use caution when traveling on the south side of campus (Santa Paula Street).

13. **Upcoming Events**

a) Aut2Run: April 19th, 2015 Morning hours

b) Safety Day: April 25th, 2015 10 am to 2 pm.

c) Commencement: May 16th, 2015 9 am and 3 pm

14. **HAC Comments**

a) Various comments provided throughout the meeting.

15. **Meeting adjourned: 7:47 pm**

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   [http://universityglencorp.csuci.edu/](http://universityglencorp.csuci.edu/)

   - Next UG HAC Meeting
     o Wednesday May 20, 2015, 6 PM
   - Upcoming CSUCI Site Authority Meetings
     o Monday May 11, 2015, 11:30 AM
     o Monday, September 14, 2015, 11:30 AM

Next U Glen Board of Directors Meeting: August 13, 2015 4:30 PM