University Glen Homeowners’ Advisory Council Agenda
for Thursday, February 18th, 2016

1. Call to Order
   a. Meeting called to order at 6:01pm by Diana

2. Approval of Minutes
   a. Approved
   b. Dave will add notes to website tomorrow.
   c. Notes possibly be sent to the HAC members for quicker approval and publication
      i. Approved

3. Public Safety Report
   a. PD representative: Curtis
   b. Jan 30th, Prank. Baby powder and toilet paper on a car with objects left at porch. No damage
   c. Police safety during power outage was commended.

4. New Business
   a. HAC representation on UGC Board
      i. HAC and Glen board meeting to better understand relation and communication.
      ii. Opportunity for HAC members to communicate and to possibly have representation on the board.
      iii. Overall happiness with landscaping
      iv. Concern with architectural improvements with no request.
         1. UGlen Corp interested in hearing HAC opinions regarding deficiencies and lack of communication before improvements
      v. HAC lacks authority to make someone paint their house but should be able to point out corrections to deviations of the approval process. A process must be established. HAC can recommend changes to the ground sublease; however, this doesn’t mean changes will be accepted.
      vi. Community needs to be possibly re-educated on the ground sublease and there needs to be a fully developed process (who to take maintenance requests to vs. complaints, who discusses those issues, who approves/rejects, etc.
      vii. After approval/rejection, individual within the community can go to the Site Authority.
      viii. Before new management takes over, UGlen should address the current outstanding issues.

5. Unfinished Business
   a. Accounting concerns

ii. Wolfgang discusses Rush's report. Dave has not seen the report and was not included in the communication

iii. Ventura Investments; UGlen transition
   1. VTA investments – liaison between HAC and Site Authority

iv. Eric – where does he fit into the picture? Dave: No answer.

v. VTA Investment adaptation
   1. Outstanding issues must be solved under current management before they are handed off to a new management group.

b. “Ease Campus Development Area Planning Group”
   i. Scheduled for Feb 23rd at 4:30 @UGlen Board Room
   ii. Public can attend but unable to comment

c. Landscape maintenance
   i. Overall positive comments
   ii. Trees – stressed. Campus has certified arborist that can assess trees
   iii. Wes Cooper – in charge of gardening and maintenance.
      1. Cost? No increase in CAM fees directly related to new maintenance and gardening management.
   iv. Dog waste disposal bins – UGlen’s responsibility.
      1. DG path near the creak.
      2. Dave will have them emptied tomorrow

d. Current communication process
   1. Homeowner → UGlen → Work Order to the campus personnel
   2. Can request at the UGlen front desk or Condo Café

vi. Valley Crest renting space in “Car Lot”? Answer: Yes.

vii. DG path eroding down by creek behind Smugglers: Mike will look into it.

d. El Nino
   i. Will continue through the next few months, possibly through June
   ii. Sandbag disposal – most likely similar to Christmas tree removal.

e. Exterior Building Maintenance/Repair
   i. Dave will provide the ongoing maintenance and inspection sheet (generated monthly). This includes major and minor items.
      1. Major: Painting project
         a. Bids have been compared. 850K being the lowest and 1.5M being the highest. Still receiving additional bids for comparison and will conduct due diligence on the potential companies.
         b. 6-9 month process
         c. Review of companies will happen next week. Unsure when bids will be accepted. Could possibly be two companies: one for town home and one for apartments.
         d. Single family homes will be discussed after vendors are chosen.
i. Survey questions to homeowners to see who would be interested.

e. Money is present in the reserves for this project.

f. Bids would include repairs, trimming, railings, etc.

g. Perimeter/retaining walls cracking: Dave N will get answers.

2. Orange paint – portions of walk will be removed and replaced
   a. To begin approximately March 1st

f. Vehicle Storage 2A/2B
   i. Nothing new
   ii. Contract through June 30th with option to renew
   iii. Thirty day removal policy
   iv. Maintenance of green mesh screens will be addressed
   v. Brick work around roundabout
      1. Dave N will check
      2. Possibly a tree root causing the damage

g. Pools, BBQ Areas, fitness
   i. Remote batteries
   ii. Utilize bench tables in BBQ area at big grassy field?

6. Management Officer Report
   a. Representative: Dave N.
      i. Again, will provide maintenance list
      ii. No take over date for Ventura Investments
         1. Insurance issues
         2. Will report to site authority
         3. Eric B? Dave can’t answer
      iii. Discussion of UGlen Board’s future fit with the HAC. May be more appropriate to go to VTA Invest./Site Authority, as UGlen will deal more with commercial needs.

7. Architectural reviews
   a. No

8. Construction Updates
   a. Housing under construction
   b. Lights on 24/7 for security purposes
   c. Chapel sidewalk will have a second phase further up the block. Not all the way to the DG path.

9. Additional public comments
   a. Possible addition of tables and DG between garden and dog park
   b. Dave explained costs could affect CAM but will receive a quoted price.

10. Add’t’l comments
    a. NA

11. Upcoming Events
    a. Site Authority Board Meeting: March 10th
c. Safety Day: Tentative Dates: April 30th or May 7th
d. Autism Run will be going on. No date as of yet.