UNIVERSITY GLEN HOMEOWNERS’ ADVISORY COUNCIL
Agenda for Wednesday, January 21, 2015 (6 PM)

Conference Room of the University Glen Corporation Offices, Cal State Channel Islands
45 Rincon Drive, Camarillo, CA.

1) **Call to Order**

Russ Petruzelli called the meeting to order at 6 PM.

   a) Attendance:

   Russ Petruzelli, Chris Scholl, Josh Smith, Karen Romney, Deanne Ellison

2) **Approval of Minutes**

   i) Monthly HAC minutes are circulated and approved via email following each meeting. The December 2014 minutes were accepted.

3) **Public Safety Report, Officer Brownfield**

   a) Recent thefts: two unlocked vehicles on separate occasions had items stolen out of them and a gym bag was stolen out of a patio. No resolution in any of these thefts.

   i) Officer Garret suggest practices to help yourself in these situations: double check that you locked your vehicle doors, if possible avoid touching your car because all campus officers are trained in fingerprint & DNA collection. Officer Garret stressed that DNA can be potentially collected even if the perpetrator where’s gloves. And, keep your patio or outdoors space clear of important belongings.

   ii) An incident was brought up regarding the runaway Casa Pacifica residents. University Police aided in search and the group of kids was found.

4) **New Business**

   a) Inadequate or no lighting along Channel Islands Dr. sidewalk or on trail between Anacapa Islands Dr. and Rincon Dr.

   i) Resident Mrs. Engleman raised this issue. She was walking her dog on this stretch. Because there was no light, she was unable to see at one of the three concrete stairways, fell and fractured her arm severely. She expressed that she does not understand how much of Channel Islands Blvd has lighting with the exception this section and wants to know what can be done to avoid accidents like hers.

   (1) Mr. Petruzelli commented this issue had been brought up before. There was no resolution likely related to inability for budget to fund. He also questioned if there is a newer solar solution that would be more cost effective to hard wiring street lighting.

   (2) A resident suggested that maybe combining the idea of solar and motion detection to save on usage time only being on when someone is walking by.

   (3) Mrs. Engleman asked why this would not have been installed during the first phase with all the homes built along that stretch.

   (a) Ms. Ellison said she would be looking into the lack of street lighting issue.
Another resident mentioned that they would prefer smaller low voltage lighting for less light pollution instead of the tall street lights and also, said in general many lights simply not working.

(a) Ms. Ellison said that she will coordinate with Mike McConnell on fixing lights that are out and that UGlen wants to address all safety issues.

Another resident commented that some street address lights are out, how do these get fixed?

(a) Mr. Petruzzelli that home owners are responsible to fix there own street address lights while townhome owners’ are fixed by UGlen and can be requested to be fixed online at Condo Café: https://www.condocafe.com/portal/RegisterPropertySearch.aspx or you may need to set up a Condo Café account.

(i) A Condo Café letter was sent out early 2014 with a registration code and sign up information. If you are without this letter, please call the UGlen front desk for help to set up the account or to log your maintenance request over the phone.

A resident Pia is concerned about University events and does not use the internet very much. She was thinking that maybe an announcement board controlled by UGlen could be posted in the office or somewhere at the town center for people to see what’s going on campus and in the community. It could be covered in a way that people would need to get permission to post classified or other community announcements.

(a) Mr. Scholl noted that if the board was open, it would be very difficult to regulate and gather inappropriate material.

Resident voiced concerns: Fitness Center #1 has a motion timed light that turns on but even while working out, it may not be sensitive enough to remain on or its timer should be extended as his wife complains of it turning off even while using machines. (NEW ISSUE OPEN)

Resident asked about repainting houses (not townhomes)

(a) Mr. Petruzzelli said that homeowners are responsible for the maintenance of their exteriors while townhome owner exteriors maintenance is responsibility of UGlen.

(b) Some townhome owners have already asked when UGlen may be repainting expressing that when they moved in (over a year ago) it was mentioned to them that they would be repainted within a year. This raises the issue of when the UGlen may be deciding to repaint the townhomes and it may be a good idea that during this time period, maybe it can be negotiated with service provider to offer a deal for homeowners to pay. The benefit there is that the homeowners get a decent deal and the neighborhood appearance will remain consistent. (NEW ISSUE OPEN)

Resident brought up issue of old burnt sign posts at turnabouts and scattered around the area are still up and could easily be replaced. They are an eye-sore. (NEW ISSUE OPEN)

(a) These issues can be reported using Condo Café (online) or by calling the UGlen office and requesting a work order.
Mr. Smith suggested that an informational letter be generated by UGlen to be sent to residents (homeowners, townhome owners, renters) reminding them of ways and best practices for requesting maintenance, repairs or concerns by using Condo Café, calling UGlen or voicing concerns at HAC meeting. There was a letter sent out early 2014 but many residents have lost this letter and need a new Condo Café login code and or just plain do not know how or what kinds of maintenance UGlen is responsible for or not. (NEW ISSUE OPEN)

(a) Mr. Smith suggested that maybe a monthly newsletter could be brought back to spread information regarding HAC meetings, minutes, community garden, general information, calendar of events. (NEW ISSUE OPEN)

5) **Unfinished Business**

a) Town Center open mike sessions. Live music venues.
   i) Ms. Ellison, UGlen is still looking for suggestions from us on ground rules.
   ii) Mr. Scholl reiterated that Mr. Nirenberg said he would be getting in touch with Residents hall to coordinate, discussing hours of operation location etc… Last meeting we discussed lunch hour may be a successful time to try with busyness in the eating area. (OPEN)

b) Addition of gate at “Long Grade Canyon” and Camarillo Street to allow pedestrian and bicycle access to creek levee from Camarillo St. Status of decision (OPEN)
   i) Mr. Nirenberg still working with CSUCI as this location is University property not UGlen.

c) Consideration of new barrier to vehicle traffic at the North end of the alley at Platts Harbor Dr. (OPEN)
   i) Mr. Nirenberg still working with fire and public safety.

d) Installations of new dog waste bag stations near Camarillo St/Channel Islands Dr is installed and ready for use and collection. (CLOSED)

e) Site Authority Website: Were member names removed on purpose? No indication on website of next scheduled meeting … which might be Monday February 2\(^{nd}\), 11:30 AM. (OPEN)
   i) Ms. Ellison said she would get back to HAC personally on this info.
   ii) There is a calendar section on the website that should include dates of all meetings and more.

f) Status of equipment in Fitness Center #2. (See table in appendix.) (OPEN)
   i) Issues remain unresolved

g) Reserves
   i) Ms. Ellison shared that she verified that reserves are in their own segregated account. These monies are set aside for emergencies, common area repairs, natural disasters
   ii) Mr. Petruzzelli reiterated that the HAC wants more detailed report of where our tax money goes from “Mello-Roos” tax, property taxes and HOA fees.
6) **Landscaping**
   a) Replacement of shrubs and burnt road sign in roundabout. (INCOMPLETE, OPEN)
      i) The insurance payment has been in the process for the last 18 months, we need a time frame on this completion.
         1) Who is the insurance company?
            a) Ms. Ellison said she will find out.
   b) Tumbleweeds: Valley Crest tossed them over the fence along Channel Islands Dr. Is this the permanent solution?
      i) Residents concerned that they are piled high and peaking above the fence of the Phase 2 undeveloped area. Mr. Scholl mentioned that he saw Valley Crest smashing them down with big boards. Is this a fire hazard? Being that these have been placed and trapped there, will this only promote the seeding and future growth of more tumbleweeds? (NEW ISSUE OPEN)

7) **Ongoing Status Reports**
   a) Level of reserves (refer to 5G above)
   b) BBQ Areas in Phase 1A/B and Phase 1C, cleanliness and concerns? No issue, clean and ok
      i) Ms. Ellison announced that the BBQ grill at 1AB by the pool will be replace this year 2015.
   c) Fitness Centers 1 and 2: Suggestion box submissions, equipment, concerns, etc.
      i) None aside from existing equipment issues outlined already (see 5F above)
   d) Pools: cleanliness/concerns/suggestions
      i) Resident says that the Phase 1 hot tub has not worked properly for years but now the bubbler not working at all, has always been tricky and not very hot. (NEW ISSUE OPEN)
   e) There were no reports this month of animal issues (dog behavior/barking/leash compliance)
   f) Community Garden – Comments by Resident Darcy Lober (MULTIPLE NEW ISSUES OPEN)
      i) Ms. Lober is an avid community gardener and organizer. She says plots are open and available. She has multiple requests of UGlen and Valley Crest to aid in the success of the community garden
         1) Ms. Lober requests, regarding the outside perimeter of the garden fenced-in area, 18” of grass be removed. She proposes that the community garden will use this space to place more natural flowering plants to attract beneficial insects.
            a) Mr Petruzzelli motioned for a vote to endorse a 18” clearing on exterior of existing community garden area for use to attract insects and create buffer between grassy area and garden. The motion passed with all in favor.
         2) Ms. Lober requests that a green waste bin and a trash bin and a round compost bin. The green waste bin is for throwing away diseased plants and crabgrass. Crabgrass composts very poorly and you would not want to put diseased plants in the compost bin because this material is eventually reused on healthy plants. The trash bin is for actual
trash not green waste. The compost bin is for composting vegetation that can eventually be reused to fertilize plants.

(3) Ms. Lober requests that signup sheets be refilled. Boxes are empty.
   (a) Ms. Ellison said that she would refill the signup sheets.

(4) Ms. Lober requests mulch-able material for use in the garden for areas where pesticide has not been used.

(5) Ms. Lober pointed out that rare wildflowers are growing along the creek adjacent to Frenchy’s cove. She requests no spraying of roundup for weed suppression, instead weedwhack and bring material to community garden for use as mulch or compost. She is hoping that these plants will be allowed to reseed.

(6) Ms. Lober requests that leaves currently being bagged and hauled to offsite location instead be used on sides of decomposed granite paths. This will act as weed suppression, fertilizer after it decomposes and will save hauling worker time and fees. This may also prevent dirt runoff and promote microbial health.
   (a) Mr. Petruzelli concerned that wind could blow leaves very easily from these areas.

g) Phase II Development
   i) In the prior meeting it was mentioned that the Site Authority was considering developing Phase 2A and 2B into apartments instead of the original plan of single family homes.
   ii) Mr. Petruzelli expressed concerns: major increase in traffic (can our streets support this?), parking, will apartments be for students?, how does the special tax work, lower home values for existing residents and less desire to live in this area affecting the sale-ability of existing for-sale units. Further, Mr. Petruzelli expressed his concern for how vague the Site Authority minutes are, no details or rationale behind topics or decisions.
   iii) Ms. Ellison suggested that we put together a formal list of questions so they can be presented to UGlen and to Site Authority (NEW ISSUE OPEN)

h) Dog Park and Commons Park.
   i) A resident complained of a child was chasing dogs around inside the dog park. The parent and this child had no dog. She is concerned that this was a safety issue for the child and the parent was not preventing his child from interacting with the dogs.

   (1) Office Brownfield mentioned that the police can be called and they may respond to file a report. There is a possibility that if violators do not cooperate, they can be fined $100 for nuisance.
   ii) Still looking for suggestions on a name for the park.

8) Management Office Report by Deanne Ellison

   a) Announcement: the road to the water tanks on the hilltop is going to be repaved starting February 2nd, 2015 and will take 60-90 days. The cost is being split with UGlen and CSUCI. The
school bus stop will be temporarily relocated during this time period. The new location has yet to be determined. Mr. Ellison will find out and share with us.

b) Safety Day is coming soon, the date is not set yet.

9) Public Comments – none

10) Architectural Reviews - none

11) Construction Updates - none

12) Upcoming Events – none

13) HAC Comments - none

b) Next CSUCI Site Authority Meeting: Monday February 2nd, 11:30 AM

c) Next U Glen Board of Directors Meeting: February 12, 2015

d) Next UG HAC Meeting: Wednesday February 18, 2015, 6 PM

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<th>Remote Control &amp; Battery</th>
<th>Audio Input &amp; Level</th>
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