

City Lights Citizen SRO Advisory Committee Meeting Minutes February 7, 2008

Meeting Called to Order: Meeting called to order at 4:05 p.m.

Members Present: William McGarvey III, Paul Andresen, Glenna Axe, Carolyn Johnson

Members Absent:

Staff Present: Linda R. Morad, Housing Programs Supervisor
Steve Alvarado, HCR Inspector
Kim Radding, Clerical Assistant III

Project Management: Brenda Ruiz, Regional Manager, Solari Enterprises, Inc.
Sandra Valenzuela, On-site Manager, Fullerton City Lights SRO
Rishi Dhurandar, Assistant Asset Manager, ADI, Inc.

A. Roll Call

Chairman McGarvey called the meeting to order, conducted a brief roll call and confirmed that a quorum was present.

B. Approval of Minutes

A MOTION was made by Member Axe to APPROVE the Minutes of December 6, 2007 as written. The MOTION was SECONDED by Member Johnson, and CARRIED unanimously by the members present.

C. Discussion of Work Program/Activities

1. City Staff Report – December, 2007 Re-Inspection

HCR Inspector Steve Alvarado summarized his observations from the follow-up inspection he conducted on December 12, 2007. All corrections noted during the October inspection had been addressed with the exception of one on-going housekeeping issue inside a specific unit.

Ms. Ruiz and Ms. Valenzuela advised that steps have been taken to work with the resident in order to correct these specific housekeeping issues. Weekly inspections are conducted by on-site management in order to promote continued cooperation. Improvements have been accomplished.

Ms. Morad asked if space heaters are provided in all circumstances when a built-in room heater fails. She was assured by Ms. Valenzuela that portable space heaters are provided to residents during any interim period required to repair a non-working heating unit. Ms. Morad advised that the City will have a new policy pertaining to heating units reported for repair, which will require that City staff confirm that a temporary space heater is provided, as well as making sure that all necessary repairs to non-operational built-in heating units are completed in a timely manner.

2. Committee Inspection Schedule

The members reviewed notes taken during their site inspections conducted the week of January 8th, 2008.

Member Andresen commented that in his opinion the condition of the units he inspected was superior overall to prior inspections. He was pleased with this significant improvement. Member Axe spoke in general agreement, but was disappointed by the poor condition of several units that were extremely poorly cared for by the residents.

Reading from the report, Chairman McGarvey inquired about a water leak that was noted. Ms. Valenzuela confirmed that the problem had since been corrected and new carpeting installed to the affected unit.

The members discussed that when they enter a unit they look for excess clutter that could be considered a health and safety and/or fire hazard, as well as observing the cleanliness of the unit and the operation of the microwave, refrigerator/freezer, garbage disposal, toilet and smoke detector.

Inspector Alvarado requested that management advise the residents that during his inspections he will test the GFCI in the kitchenette area. He suggested that countertops be cleared so that he can easily reach the GFCI without inadvertently knocking over any personal belongings.

Chairman McGarvey concluded this discussion by summarizing his impression that the building condition overall has significantly improved and that issues are being addressed in a timely manner. He expressed his appreciation for the strong working relationship being demonstrated by the current management team including Mr. Dhurandar of ADI, Inc.

3. Emergency Responses

Ms. Morad reviewed the response reports provided by the Fullerton Police and Fire Departments and noted that there was a decline in service requests received for the months of December, 2007 and January, 2008.

D. Next Meeting Date

The next meeting will be conducted as scheduled on Thursday, April 3, 2008.

E. Public Comments

Susan Wright, a resident at the SRO, provided a written summary of concerns she wished to raise to the Committee's attention. She then provided additional comments to further explain these issues and suggestions. In closing, Ms. Wright complimented the on-site management staff on their willingness to assist residents as issues arise daily.

Inspector Alvarado remarked that the next semi-annual inspection will be conducted in mid-April. A thirty-day notice will be provided to management.

Mr. Dhurandar updated the Committee on the status of the project to repaint the building exterior. He explained that funds were diverted to finance the replacement of heater/AC units. Thus, the repainting project will be delayed approximately three months. Mr. Dhurandar stated that bids are being received at this time.

F. Adjournment

With no further business, Member Axe MOVED that the meeting be adjourned, Member Johnson SECONDED the MOTION. Chairman McGarvey adjourned the meeting at 4:35 p.m.