

University Glen Advisory Group Meeting
Thursday, October 20, 2016, 4:00 pm – 5:30 pm
Broome Library Room 1310

In Attendance: Stephen Clark, Ben Gordon, Miriam Olson, Russell Petruzzelli, David Press, Bill Robe, Rhonda Rodriguez, Karen Romney, Mark Wagner, Caroline Doll

Call to Order - Chairman Bill Robe opened the meeting by welcoming everyone. Bill has been involved with the community for approximately 12 yrs. He understands the unique nature of the community where homeowners are both tenants with respect to the land lease and owners with respect to structures. He has recently re-read the Ground Sublease and will use it as the basis for reference as issues are raised. Understanding member expectations is essential. The intent of the group is to serve as a two-way conduit for information flow between owners, management, and the campus with the Site Authority. As an advisory group there are no rules per say, it is possible that the group will vote on issues but is envisioned that the group will mainly discuss issues and share concerns. Copies of meeting minutes will be provided to the Site Authority as a part of their meeting materials. Chairman Robe will attend Site Authority meetings on behalf of the group. The purpose of the Site Authority is to build and grow the University; like any landlord, it's important that residents are happy, communication is key. Problems (i.e. homeowner issues) will be shared with the Site Authority. The function of the group is to share, discuss and record community issues to be provided to the Site Authority Board for their consideration.

Self-Introductions:

Dr. Stephen Clark is a CI faculty member in the Spanish program. He served on the University Glen Board last academic year. Dr. Clark has been a resident of University Glen for many years (since 2002). He feels the Site Authority Board is removed from the needs, problems, and views of the homeowners and university, and that there is the need for more communication. He is hopeful the new group will be effective but raised the question, if the group is not technically a subcommittee with a member sitting on the Site Authority Board, how will the group be any different than the Homeowner Advisory Council or the old University Glen Board?

Chairman Robe added that University Glen Corp. had no more authority than this group. The Site Authority controls the land and as landlord, has the final say over matters governed by the sub-lease.

Karen Romney has been involved with the university since it began. She has lived in University Glen for many years, loves the community and recognizes the university's importance to the community. Karen has observed that many issues are raised by people/groups who are angry. Karen intends to serve as the means for people with legitimate concerns to bring issues forward in a reasonable manner and wants to see the group succeed.

Miriam Olson has owned a town home in the community since 2012, her daughter attended CI. From the beginning, Miriam attended Homeowners Advisory Council meetings to keep informed. As time went on, some community members vented

concerns and meetings became confrontational. Miriam has had the honor of serving on the East Campus Development Group Selection Committee and has seen first-hand the work of the Site Authority. She believes the Site Authority does want to work with the community and thinks this group will be a good means to communicate. Miriam would like to see clear communication with information, minutes, and Site Authority responses to suggestions, posted in various places to prevent misinformation. She believes a good way to address homeowner concerns is to work with Russ through the Homeowners Advisory Council. The advisory group can discuss what issues should be brought to the attention of management or the Site Authority, in order to avoid inundating the Site Authority with information and diluting communications from the group.

Rhonda Rodriguez is a faculty member, currently she is teaching in Santa Barbara. Due to her class schedule, she had to leave by 4:30 p.m. and requested a different time be set for meetings. Rhonda was also on the Development Team Selection Committee. Her schedule made it challenging to participate. She also questions how effective the committee will be in its advisory capacity and how matters will be handled. As a homeowner she understands the land lease, and was pleased to purchase on campus, her husband has become a professor at CI. Changes to the program concern her, specifically that Town Homes are now being sold at market price, something she couldn't afford; it's hard to get loans. Rhonda would like to know if Kennedy Wilson is restricted with respect to how much they can sell the assets they purchased for. She understands that things have changed but some have stayed the same, clarity is needed. Rhonda's schedule is set thru December 15 and will change in the spring. Meeting times that work for her schedule include Monday, Tuesday, or Wednesday before 3:00 pm or on Thursday's for 1 hour beginning 6:00 pm.

David Press is a community member. He is a real estate developer and has served on the University Glen Board for around 10 yrs. David believes that in life and business, communication is the most important thing. David is confident that the venue serves as a good means to communicate with the Site Authority Board and that Bill will accurately relay information to the Board. He expects to move forward in a positive way.

Ben Gordon works for Kennedy Wilson as an asset manager. He oversees day-to-day operations of the apartments and anticipates that this will ultimately also include the 32 acre project. He feels privileged to be a part of the community and is looking to be good stewards. Ben understands there are some entrenched relationships that are new to him, he wants to understand history and concerns and to work collectively to bring transparency.

Mark Wagner is part of E & S Ring management Co. who manages the apartments on behalf of Kennedy Wilson. The company specializes in apartment and retail management. Mark's specialty is apartments, he has worked in the industry for 25 years but acknowledges they're the "new kids on the block" in the University Glen community. He is looking forward to the future when the communities are intertwined.

Russ Petruzzelli has been a resident of University Glen since 2012. Russ served on Homeowners Advisory Council 2 years ago and is now serving again with Diana Estes as

an alternate. He is currently the chair of Homeowner's Advisory Council. Russ stated that the Ground Sublease provides the Homeowner's Advisory Council the right to recommend changes to the Ground Sublease, and noted that changes have not been made this way. Potentially, recommendations could be made for changes. Russ sees the meeting as an opportunity to interact with Kennedy Wilson to discuss things like Common Area Maintenance fees, he's looking for fairness in their division and transparency in reporting. Things that interest homeowners are matters that effect their home value. Homeowner's pay special tax and Common Area Maintenance fees and complain when they don't feel they're getting value. Quality of life matters like landscaping and investment in infrastructure are important and if allowed to degrade, value will suffer and potential residents won't be interested in living in the community. Russ suggested that taxes that come to campus could supplement the capital expenses needed to pay for things like infrastructure maintenance, trees, park benches, and pools.

University Glen/CI 2025 Status

Since Rhonda had to leave shortly, a quick recap was given by Caroline Doll of the CI 2025 project. It began with the hiring of Jones Lang LaSalle (real estate consulting firm) to conduct a survey of campus assets and make recommendations to improve its financial condition, was followed by the sale of the apartments and Town Center complex to Kennedy Wilson, and currently is focused on the 32 acre development project. The campus is now engaged in discussions to determine what the ultimate housing mix will be for the 32 acres; it will include single family detached, town homes, apartments and senior affordable housing elements. For purposes of studies, a number not to exceed 600 units has been adopted. A 30 minute presentation of the overall plan is scheduled for the next Advisory Group meeting and the same presentation will be given than same evening at the HAC meeting where the community can ask questions. [Caroline is a long-time CSU Channel Islands (CI) staff member and is providing support to the group.]

Russ Petruzzelli further remarked on a number of items:

1. Terry Tarr is scheduled to present at the Homeowner's Advisory Council meeting tonight regarding parking.
2. Request for the annual CAM fee budget is outstanding.
3. Fees paid for the services of Ventura Investment Company are not viewed as good value.
4. There is confusion over information flow and how matters are handled, attention to this is needed.
5. A major source of complaints is lack of transparency. Line by line summaries should be produced to understand where funds are being spent. Reports like this would be very helpful to address homeowner concerns over fees.
6. Russ requested a copy of the Capital Improvement Budget. He'd like to understand the plan and discuss how reserves will be spent. Stephen has lived on campus since 2007, has observed decay, and would also like to address

deferred maintenance. Bill remarked that others can be invited to meetings to address issues as appropriate.

7. A "FAQ" should be developed to address rumors.

Karen had a discussion with a resident who has lived in an apartment for many years. He told her that changes are being made that will require him to move, as there will soon be charges for water, garbage, etc. Conversations like this spread very quickly and is frightening. What is being maintained by whom needs to be made clear, Karen thought the wall around her house would be maintained by the campus.

Bill remarked that good property management is key to a lot of these issues. The university has grown very quickly, existing staff who are not necessarily subject matter experts but have worked hard with limited resources and done the best they can to address community issues. Property management is not a core competency of the university. With recent changes, hopefully these things will get addressed.

With respect to landscaping, Russ has spoken with CI Facilities staff, reviewed the budget and how funds have been spent (infrastructure fixes/broken irrigation). Russ was told there are currently 8 staff members with an insufficient budget remaining to maintain landscaping.

Ben (Kennedy Wilson) spoke to the esthetics of the community and their property. They have stringent maintenance standards and are concerned with esthetic appeal. They intend to paint their portions and have a robust capital improvement budget which they are happy to share. There are plans to refurbish areas including the Fitness Center and pool areas.

With respect to CAM fees and the reserve budget, Bill said the University Glen Board had discussed CAM fees and the reserve budget and elected not to increase fees for reserves during the downturn in the economy. Russ responded that if there were a line item explanation, people would tolerate an increase but asked, what's in reserve now? Bill explained that the reserve account isn't a separate account; condo associations require very clear delineation, University Glen isn't set up the same way.

Russ commented that Nextdoor.com has 444 members, University Glen has access as a public agency and would like to see information posted there.

Future Meetings - The existing time is good for all members except for Rhonda. Group members were poled and there was no other time that worked as well for the rest of the group so it was decided, for the moment, to maintain the current time, which is the third Thursday of the month from 4:00 - 5:30 pm.

The question was raised, are meetings subject to the Brown Act? It is thought not but Caroline will check.

Agendas - If there are specific agenda items please send them to Bill. There should be time near the end of the meeting for guests to speak. Russ commented that the Homeowners Advisory Council meetings are the best place for homeowners to raise issues, Miriam agreed.

Russ mentioned that there's an "app" called "GroupMe" that allows text messaging for large groups. He has found it to be a good means to communication and asked the group to consider using it. He also reported that he gets questions from renters; he has refrained from answering them and discussed this with Mandy (E.S. Ring manager). He would be happy to forward questions to Mandy and if questions applied to all community members would distribute to all. Mark responded they would like renters to come directly to them with their questions.

It was noted that website updating is needed with names, meeting dates, etc. The charter of the group should also be posted.

Caroline agreed to provide a draft of the minutes to the group within one week.

Bill will provide the list of email addresses for group members to all.

The next meeting will be scheduled for November 17, 2016.

With no other business to discuss, Bill closed the meeting stating he is pleased to be a part of the group and proud to work with everyone.

The meeting adjourned at 5:28 pm.