

University Glen Community Advisory Group Meeting Agenda
Thursday, February 16, 2017, 4:00 pm – 5:30 pm
Broome Library, Rm. 1310

In attendance: Stephen Clark (Faculty/Resident), Miriam Olson (Resident), Jake Friesen (KW Property Manager), Russ Petruzzelli (Resident/HAC Chair), Mark Wagner (E&S Ring Appt. Mgmt), Bill Robe (Community Member/Chair), Ben Gordon (KW Representative), David Press (Community Member), Caroline Doll (CSUCI/SA Liason), Rhonda Rodriguez (Faculty/Resident), Karen Romney (Resident/Retired Educator)

Chair Report (Bill Robe):

Per the request from residents, Chair Robe shared that, due to new SA board members, the Advisory Group report to the Site Authority included description of evolution from University Glen Corporation to current Advisory Group and its more limited focus on the East Campus residences, apartments and town center. Minutes from the UGC Advisory Group are included in Site Authority Board packets for their information and questions, if any.

CI/Site Authority Report (Caroline Doll):

CI 2025 Update. Work continues on the Environmental Impact Report (EIR) for the 32 acre Phase 2 development at University Glen. The report is forthcoming and will soon be released for the 45 day public review period. Copies will be available on line and in the library. Part of the process will include meeting with the CSU Land Development Review Committee prior to submitting to the CSU Board of Trustees. Caroline explained that the EIR process allows comments from residents as well. The report will outline issues created by the development and ways to mitigate the identified impact issues.

Grounds Landscaping. There was a power point presentation providing information on the range of maintenance work on going in the common areas.

In response to a question at the prior meeting regarding delineation of common area maintenance vs. homeowner maintenance, Caroline reviewed the ground sublease and displayed the applicable sections. Section 10 clarifies maintenance responsibilities by homeowners (10.1) and the Site Authority (10.2). In discussion, Caroline mentioned that Site Authority common area maintenance is made more

difficult by owners who may plant in the common area adjacent to their property including throwing seeds in the common area.

Stephen Clark mentioned the many camphor trees drop berries that sickened his dog and he believed to be highly toxic. Caroline will look into this matter.

Old Business:

Red curbs – In response to an HAC discussion, Caroline Doll informed the group that the campus is reviewing delegated authority to insure proper process is followed when making changes with respect to public safety including the roadway and parking rules and regulations.

Street Lights – The HAC is discussing areas in need of additional street and path lighting that remain unresolved. HAC will gather information and make recommendations to the Advisory Group.

Rules & Regulations. Continuing discussion regarding enforcement of rules and regulations. It was recommended that issues be discussed amongst residents and referred first to Property Management (Jake Friesen) for evaluation and enforcement. It is hoped issues can be resolved without involvement of the Site Authority.

Property Management Report (Jake Friesen):

- Jake confirmed the property management agreement between Site Authority and Kennedy Wilson has been signed and is in effect. CAM fee payments will transfer to KW in April with a letter sent to all residents regarding the changes.

- KW is reviewing all outstanding work orders.

- Staff has received training from CI regarding storm water, reclaimed water and sewer systems.

- A “Safety Day” is in planning by campus staff to occur in April. Costs are being evaluated and a suggestion made to consider a new model of selling tickets to the event to offset costs otherwise charged to CAM.

- Tortillas Grill is expanding into the adjacent space.

- Sitar is attempting to assign or sublease its space.

Kennedy Wilson/E&S Ring Report (Ben Gordon):

- Ben indicated most issues he would have discussed had been covered in other meeting discussions.

- KW is still working on the color palette for repainting.

Chair Robe suggested working towards reducing redundancy between this Advisory Group and the HAC. Robe will discuss individually with Russ Petruzzelli and Jake Friesen for ideas.

The meeting was adjourned at 5:40 pm.

Next meeting: March 16, 4:00 – 5:30 pm, Broome Library Rm. 1310