

University Glen Community Advisory Group Meeting Agenda
Thursday, March 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), Caroline Doll (CSUCI/SA Liaison)

Absent: Rhonda Rodriguez (Faculty/Resident), Karen Romney (Resident/Retired Educator), David Press (Community Member),

Chair Report (Bill Robe):

The meeting was called to order at 4:05 pm. Chair Robe shared his discussions with Jake Friesen and Russ Petruzzelli regarding redundancy between HAC and UGC Advisory Group meetings. It was decided issues should be first discussed at the HAC meetings with attempts to resolve between HAC and property management. Unresolved Issues in need of Site Authority direction/clarification should be brought to the Advisory Group for further discussion. When appropriate, specific recommendations will be made to the Site Authority for consideration.

Kennedy Wilson (“KW”)/E&S Ring Report (Ben Gordon/Mark Wagner):

- KW still working through CAM billing and financial data input to transition to KW property management.
- Update on improvements – KW is still in the color selection phase for exterior paint including mock-ups for campus review. Asphalt overlay for roadways and parking areas are expected to commence when weather improves later in Spring.
- Painting Single Family Homes – The Ground Sublease is unclear regarding low walls in front of single-family homes. **Are these common area or owner maintained area? Are reserve funds available?**
- KW responded that painting low walls was not included in their scope of work for common area painting.
- Some owners have painted their walls at direction of the prior management company. Jake Friesen will meet with John Gormley and others to clarify.

CSUCI/Site Authority Report (Caroline Doll):

- Parking rules and regulations (attached) specific to East Campus have been compiled into a single document that was distributed and to be posted on applicable websites. Community comments are welcome.
- Town Center parking will be modified. “Residential” spaces on north side of buildings to be re-designated “60” or “90 Minute Parking”. No changes for southerly lot.
- The process that evolves from the street lighting issue can serve as a model for other issues, i.e. curb marking, landscaping changes or replacement.
- Safety Day was initiated by the Campus Police Dept. 11 years ago. Recent attendance estimates are between 350-500. Food, chairs and tables were added approx. 6 years ago.
- 32-Acre Phase 2 update – The public hearing for CEQA/EIR is scheduled for 3/28/17, 3:00 pm in Broome Library. Campus staff is developing presentations for review by stakeholders including Site Authority, Land Review Committee, and Board of Trustees.

Property Management Report (Jake Friesen):

- Jake has arranged for regular monthly meetings with John Gormley, Wes Cooper, Kennedy Wilson and E&S Ring to discuss construction and landscape updates and other common area issues as they arise.
- Monthly meetings are expected to help determine what needs to go before the Site Authority and how it will be presented.
- Jake reported a new phone no. and email address for property management contact: 805-702-4038; UGCAM@kennedywilson.com.
- A letter will be sent to residents regarding changes in billing. Changes will take effect April 10 but the old system will remain open for 1 more month.
- New accounting systems will segregate reserves.

HAC Report (Russ Petruzzelli):

- Carolyn Phillips (resident) has drafted a legal opinion on the responsibilities of the Site Authority. It has not been released for circulation at this time.
- HAC would like to establish a mechanism to collect funds for community events separate from CAM.
- The HAC formed a committee to review lack of lighting on Channel Islands Drive and to make recommendations to the Site Authority.
- Mark Hewitt (resident) made a presentation (materials attached) regarding neighborhood's desire for added streetlights and bollards. The presentation addressed existing conditions in both lit and unlit areas of UGlen and expansion of lighting to the currently unlit areas.
- HAC provided a letter (attached) requesting Site Authority review.

Group Discussion:

- Landscape maintenance issues persist.

Numerous camphor trees were planted that may be toxic to pets and humans.

Trails became impassable due to recent rain. Some owners complain that response has been too slow to correct. Jake has sent request for maintenance.

It is believed that herbicides are being used to control weeds in the Phase 2 area that might affect future residents.

Complaints that the level of maintenance is higher in west campus than the east campus/UGlen community.

In response to request for specific breakdown of landscape maintenance duties, Jake Friesen is developing a program to identify and describe the various aspects of the grounds, perform regular site walks and present to landscape maintenance staff.

- Lack of enforcement of rules regarding single family home maintenance is an issue.

Chair Robe mentioned the Ground Sublease contains penalties for failure to maintain but there has been no continuous enforcement. It was suggested HAC discuss these issues with residents and Property

Management to develop a mechanism for more active enforcement. Ultimate authority for enforcement comes from the Site Authority. Chair Robe believes specific suggestions resulting from HAC and Advisory Group discussions will be considered by the Site Authority.

The meeting adjourned at 5:31.

Next meeting is April 20, 2017.