

**UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL**  
**Minutes for Thursday, June 21, 2018 (6 PM)**  
**UG Community Center-Lounge**  
**45 Rincon Drive, Ste. 104, Camarillo, CA**

1) **Call to Order**

- a) At 6:05 PM Susan Engelmann, Acting Chair of the HAC with the absence of Julie Rutherford-HAC Chair, called the meeting to order.
- b) HAC members present:

- Carolyn Phillips, Acting Chair
- Mark Hewitt
- Susan Engelmann

Members absent:

- Chris Williamson
- Julie Rutherford

There was a quorum.

2) **Approval of Minutes**

- a) The Meeting Minutes for May 17, 2018, were approved by a majority of the HAC members online.

3) **Public Safety Report (Sargent Brownfield)**

- a) Sargent Brownfield mentioned there was a reported hit and run. The car was parked on Anacapa Island Drive and Rincon Drive. The vehicle was reported to be light silver in color. This incident is still under investigation.
- b) The county reports an increase in theft from vehicles being broken into and items stolen. During the summer months is when this type of crime activity generally increases. Brownfield encouraged everyone to lock their vehicles. If you need to have something in your car, make sure it is not visible. Brownfield suggested bringing your garage door openers into your home as there are reports of garage door openers being stolen.
- c) June 30<sup>th</sup> will be the annual Safety Day in the park at Anacapa Island Drive and Channel Islands from 11:00 AM to 1:00 PM.

4) **Mark Hewitt to present HAC at University Glen Community Advisory Group Updates**

- a) Mark Hewitt has not arrived yet. We will come back to his report when he arrives.

5) **Management Office Report (KW-P/E&S Ring/Site Authority Representatives)**

- a) UGCAM manager, Friesen, thanked Carolyn Phillips, Susan Engelmann, Julie Rutherford (who was not in attendance) for their service to the community as members of the Home Advisory Council for the fiscal year, 2017-2018.
- b) The three persons receiving the most votes for the election of Members to the 2018-2019 HAC for two-year terms in alphabetical order are Tom Bokhart, Sandra Boyd, and Kelli Miller.
- c) These members along with Chris Williamson and Mark Hewitt will select a “Chair” for the 2018-2019 HAC.
- d) UGCAM received an email from Chief of Police, Michael Morris stating “As a goodwill gesture we have decided that we will honor resident University Glen parking permits in Channel Islands Park effective immediately. Please note that this arrangement does not provide any additional access to the park, and all other parking regulations in the park must be followed. A permit must be displayed on every vehicle that parking in Channel Islands Park and a valid University Glen resident permit will satisfy that requirement.” This directive includes UG Visitor Passes as well as Mission Hills Apartment’s Resident Parking permits and Mission Hills Visitor Passes.
- e) There has been a request from University Glen residents to have “Block Parties”. In consultation with Site Authority Representatives including Jim Walsh, that for a block party to take place the resident needs to send a request describing the time, location, and nature of the block party. Any road or street must still have emergency access and at no time shall structures, i.e. bounce houses, stages, be placed in the street/alley where they could obstruct emergency vehicles. Noise levels need to be considerate of nearby neighbors and the area must be cleaned up afterwards by participants. The UGCAM manager will notify the police department and other members of the community of the block party, so people know the street will be closed. Residents should be aware there are ways to reserve a portion of the Park at Anacapa Island Drive and Channel Islands drive so you can have bounce houses and group activities. Please see the CAM Manager for the necessary forms for approvals.
- f) Updates regarding vendor proposals which are intended to go into effect at the beginning of the new fiscal year, 2018-2019.
  - The CSUCI landscape department has submitted a 1-year service agreement which is being executed. This is the first such agreement between the CSUCI landscape department and the Common Area Maintenance Management.
  - A reserve study firm has been selected and UGCAM anticipates having the contract signed so the 9-week work schedule can be started at the beginning of the new fiscal year and be completed by the beginning of the University’s 2019-2020 Budgeting season which begins around October 1<sup>st</sup>.
- g) During the May HAC meeting a concern about the DG path on the mountain side of Channel Islands Drive between Fry’s Harbor and Platt’s Harbor Drive being wet. We brought this to the attentions of the landscaping crew and Mike McConnell. This was looked at and the landscapers. They report closing off the original leader of irrigation reclaimed water. They report watering the grass on the east side of Channel Islands Drive through a different irrigation leader. The area in question is now dry.

Susan Engelmann stated the area on the mountain side of Channel Islands between the vehicular bridge and Cuyler Harbor Drive had water in the ditch before the fire several years ago.

- h) Monday, June 25th, E&S Ring will be doing a photo shoot at the Town Side Pool. The pool will be closed for the day. Tuesday, June 26th, E&S Ring will be doing a photo shoot at the Hillcrest Pool. The pool will be closed for the day.
- i) At the Hillcrest Pool there are some repairs which are being made to the spa and the jets will be operation again shortly.
- j) As stated in the June Eblast, the monthly fees have been increased starting July 1, 2018. The Single-Family Home monthly CAM fee will \$189.68. The Townhouse monthly CAM fee will be \$265.23. Shortly after the 1<sup>st</sup> of the month, UGCAM will be emailing a statement to all owners showing the status of each CAM account.
- k) Regarding the ground sublease, it has been clarified the single-family owners are responsible for the fences and gates on their properties. That is based on the amount of the monies collected as part of the single-family homes monthly CAM fees.

The repairs of the townhouse owners' gates and fences are the responsibility of the Common Area Maintenance as monies are collected monthly through the townhouse owners' CAM fees.

- l) The Site Authority with UGCAM is working to repair and paint the retaining walls in front of the single-family homes. Prices from several contractors are being procured. The intention is to fog coat the walls the same color as the existing paint color each home. The project is proposed to be paid for with the single-family home reserves. At the present time, taking monies from the single-family homes reserves is not in the approved 2018-2019 Budget. Ways to expedite the repair and painting of the single-family homes' front retaining walls are being investigated. If no funding source can be secured during fiscal year 2018-2019, this project is anticipated to be included in the next fiscal year's Budget.
- m) The Site Authority would like to thank all the homeowners for their continued cooperation with and participation in the staff and employee housing program which supports the expansion and development of the CSUCI Campus. It has been 15 years since the first homes were built and sold under the auspices of the ground subleases. With the passage of time there is the opportunity to evaluate the ongoing maintenance necessary to keep the community vibrant, fresh, and of the quality of a top ranked university. SECTION 3.18 of the ground sublease details owners' maintenance responsibilities. The Site Authority will be providing each single-family homeowner with a notice specifying the deferred maintenance items requiring attention. A reasonable time to correct the deficiencies will be provided. If the Site Authority deems it necessary to perform the work themselves it will be done at a prevailing wage which is a greater cost than by a private contractor. Any work that remains incomplete based on inspection at the time the unit is to be sold will be required to complete the work prior to the close of escrow as a condition of the Site Authority granting consent to the sale. Mike McConnell will be the Site Authority's project manager on this deferred maintenance project. Further information is forthcoming. Lori Lane has suggested she will be coming to a future HAC meeting to answer any questions you may have.

Carolyn Phillips stated she was confused regarding the single-family home owners have been paying through the reserves, but Friesen stated it needed to come out of the Budget.

Friesen clarified that for Budget year 2018-2019 the single-family homes' retaining walls was not included in the list of items to be funded during 2018-2019. If a mechanism cannot be determined to expedite the painting of the single-family retaining wall in 2018-2019, the retaining wall painting project will be included in the 2019-2020 budget.

Sandra Boyd commented the retaining wall painting project discussion points out that at the present time there is no procedure for amending a budget during the budget year. She stated, "this is an issue".

C. Phillips stated the painting of the retaining walls at the single-family homes has been talked about for the past six or seven years.

C. Phillips then asked about the ongoing issue of the deferred maintenance on the single-family homes. Phillips stated previously, if the owners have to paint their house the owners were trying to see if they could add that expense into the cost of the sale price. What you (Friesen) just read it seems to say, "No".

Mark Hewitt commented that regarding the painting of the single-family houses he was told so when you buy a house your house is painted and it's worth \$500,000. Then after a year your house deteriorates, shutters, etc. When you paint your house, you bring it back to the original value. You are not actually doing anything beyond so why would you get money back for that if it's maintenance? If you buy your house. It is worth \$500,000 and you replace the flooring with marble, you know your house is now valued at a higher value, so you get your money back. Painting is maintenance bringing it even to where it was when you bought it.

C. Phillips commented to Hewitt, that analogy is good for a new structure. She stated she did not purchase her house when it was new. It had black stripes on the stucco. She stated stucco wasn't sealed properly. The issue I (C Phillips) have is that when the homes were originally presented and sold the stucco paint was not sealed properly. She stated the University got some kind of refund from the builder but no one ever went in and fixed the paint which is why our houses cost more to seal and why they have the black stripes because the stucco was never properly sealed. C Phillips stated she has lived in stucco houses before but they never had black marks on them. So that's the issue I (C. Phillips) have. The house I bought wasn't painterly properly to begin with so I as the owner am going to have to pay to bring it up to the standard that it should have been, but never was.

S. Boyd stated there are extenuating circumstances and one of the sets of procedures that we need are ways to deal with these extenuating circumstances. To correct the construction errors. I (S. Boyd) think we have some plumbing construction problems that are inside townhouses that folks have had significant bathroom failures that are wholly inappropriate for the age of the property. There is a whole long list of things like this. And what we don't have is a process where someone could come to the table with the facts of the case and have the people decide is this a reasonable thing. So people aren't just turning maintenance into a problem that must be solved. We have real construction problems with the buildings that we are talking about and now we need a process. I feel sorry for the folks replacing their second and third bathrooms.

Mark Haug stated he had their whole plumbing replaces because of repeated serious problems with the plumbing, a \$20,000-\$30,000 project. As he looks around he is not the only one with plumbing issues. He stated, "we need to take care of each other".

Friesen offered that the Community Advisory Group is a group which can bring individual and group process issues to the table. Mark Hewitt is the representative to the CAG for the HAC. The next CAG meeting is on July 19<sup>th</sup>.

C. Phillips commented she has no issue with painting her shutters. Her concern is the stucco on her Single-Family Home.

C. Phillips commented that the original design for the University Glen development included some street lights along Channel Islands Drive which were not installed. She stated she did know the status of those street lights but expressed the concern that installation of those lights is being taken out of the owners' CAM fees.

Friesen commented there is a bollard lighting project along Channel Islands Drive included in the 2018-2019 Budget.

Phillips asked where the money for that bollard lighting project is coming from, Friesen stated the funds are coming out of the Common Area Reserves.

S. Boyd commented that bollard lighting project along Channel Islands Drive is an example of construction issues which the owners are paying for now which should have been dealt with and are now paying paid for out of the Reserves.

C. Phillips asked how do we go from maintenance to sales?

Friesen commented the process that is described in the letter from the Site Authority is that each owner will receive a description of deferred maintenance that has been determined needs to be addressed. (This is a process the SA is working on. This is the first foray into describing this process.) If the deferred maintenance is not completed in a reasonable amount of time, the Site Authority based on the ground sublease would have the authority to have the deferred maintenance work done and bill the owner. The previous comment states if the SA has the deferred maintenance work completed the owner will be billed at market rate, which is more expensive than the owner having a private contractor complete the deferred maintenance.

If at the time of the sale of the single-family home the deferred maintenance is not completed per the SA's deferred maintenance description the deferred maintenance items would become part of the negotiations and the SA would insist the deferred maintenance be completed before the SA would sign-off on the sale.

S. Engelmann commented that C. Phillips painting issue would not be an issue if the deferred maintenance guidelines were in place. The repair/painting of the stucco would have been the obligation of the previous owner to rectify the situation.

C. Phillips stated she does not agree with the statement that the costs of painting the single-family homes are considered a maintenance item and not an improvement to the property.

Friesen commented, the townhouse owners have just had their town homes painted. The townhouse owners pay about \$80.00 more a month than the single-family home owners because the townhouses are in blocks. The townhouse owners do not have a way to paint their townhouses individually. After 15-year the townhouse reserves have the monies available to paint all the townhouse blocks. In a similar way, the townhouse reserves have monies to repair/replace the fences and gates. If the single-family owners had been paying the same as the townhouse owners, there would be \$80 x 12 x 15 or approximately \$15,000.00 to use to paint your single-family home.

An owner asked, when were the single-family homes painted before. S. Engelmann replied the single-family homes have not been required to be painted before.

- n) The landscape crew and Mike McConnell are putting together mock-ups of potential ways to fill-in areas of bare dirt in the planting beds. This is at locations where the ground cover has died. Possibilities include a drought tolerant plant, gravel interspersed with drought tolerant succulents, mulch, or fire-resistant bark. These mock-ups will be in the alleys behind Cuyler Harbor and Fry's Harbor by July 1<sup>st</sup> for review. Friesen anticipates informing the community that the mock-ups are available for consideration as an item in the July UGCAM EBLast.
  - o) The water tower repair/painting project has started. The water tower painting project is anticipated to continue through the summer.
  - p) Regarding the fence/gate at the bottom of the hill leading up to the water towers, prices were procured to provide security fencing immediately around the water towers. The costs were prohibitive. The existing gate/fence will remain as is.
  - q) Community Concerns/Complaints:
    - There was a reported incident at the dog park which brought up the question do all the dogs in University Glen have valid dog licenses with Ventura County as stated and required in the ground sublease. Do it make sense for the CAM manager to have a list of the licensed animals in University with the list being available to first responders in the event of an emergency? Is this something the owners would like to implement?
    - An owner brought up the concern about persons across the alley from their home who have their garage door open most of the day and a good part of the night. It appears the neighbor is living out of the garage and using the alley as their personal space.
    - Owners have complained to the CAM manager about chalk on the sidewalks, walls, and streets. The complaint is the community looks unkempt. Because it does not rain very often the chalk on these surfaces seems to linger. If it comes to the CAM manager's attention, owners will receive a notice from the CAM manager to clean of the chalk marking on your sidewalk, etc.
    - The concern about the mosquitos which usually come over a weekend in August and stay awhile has been raised. UGCAM is in contact with the Ventura County Health Department who comes out and looks for areas of standing water and treats such locations to reduce the breeding conditions of the mosquitos.
    - There have been complaints about the games of kick-ball in the alleys. The concern is the damage to the panels of the garage doors as well as potential damage to the wall sconces at the sides of the garages.
- 6) **Mark Hewitt to present HAC at University Glen Community Advisory Group Updates**
- a) Mark Hewitt commented is sounds like pretty much everything of concern has been addressed.
  - b) Hewitt commented is sounds like progress is being made on repair/painting of the retaining walls at the single-family homes.
  - c) Hewitt asked about progress on eliminating the parking fee at the 300-acre park for UG residents. Friesen read the email from Chief Michael Morris saying valid UG resident parking permits will be honored effective immediately.

- d) Hewitt mentioned progress on the painting of the single-family homes sounds good. Hewitt commented he was going to do his own research on “fog” coating as opposed to “normal” stucco coating. Hewitt mentioned he was going to investigate why there is black staining. Hewitt commented the flashing may have something to do with the black staining. Hewitt mentioned he is looking at adding a portion of gutter on his single-family home to address a black staining issue. C. Phillips there is black staining on the retaining walls at the front of her house and there is no gutter in the area at all. Hewitt commented the retaining wall Phillips is referring to is on the north side of her home and may have to do with overspray of the reclaimed water. There are several issues which may be related or not.
- e) Hewitt commented that there was discussion about Lori Lang possibly coming to the HAC to talk about maintenance and “fines”.
- f) Hewitt mentioned the status of the possibility of extending the hours of the Community Center Lounge to 9:00 AM to 9:00 PM. Friesen replied that UGCAM is in conversation with E&S Ring and the Police Department about extending the hours and having the Police Department “close-up” the Community Center Lounge in a similar manner to how the Police Department secures the swimming pool/spas. Further information is forthcoming.
- g) Hewitt asked about the “visual clutter” in alleyways. Friesen reported UGCAM is working on sending notifications to specific owners regarding “visual clutter”.
- h) Kevin Benn mentioned they have a travel trailer and he asked if he can store the travel trailer outside his garage on the garage’s apron. Friesen commented that in the ground sublease it states words to the effect that any oversized vehicles which do not fit in the standard size garage shall be stored overnight in University Glen. The ground sublease also states oversized vehicles shall be parked at a designated area, which UG does not have. As a practical response UGCAM has been allowing recreational vehicles/trailers to park overnight to load up. The recreational vehicles may be parked overnight at the perimeter of the community, i.e. along Channel Islands Drive and the townhouse/single-family home portion of Santa Cruz Island Drive. At all other times the recreational vehicles/trailers shall be parked off-site.
- i) K. Benn asked if the ground sublease the only list of rules governing University Glen. Friesen commented that as of this time there is no additional list of rules governing University Glen other than the ground sublease.
- j) Simhan Mandyam asked about “the process” about submitting a work order. When an owner has a maintenance request, email the UGCAM manager at [UGCAM@kennedywilson.com](mailto:UGCAM@kennedywilson.com). The UGCAM manager enters a work order into one of two systems. The first is the UGCAM’s Yardi maintenance system program which addresses items like changing out lightbulbs, gate repair, etc. The hours spent on these maintenance work orders are billed directly to UGCAM from the Site Authority. UGCAM pays these “on an as needed” basis invoices. The second is the University’s work order system which addresses primarily landscape issues. The University’s work order system asks for a timeframe in which the work order is to be completed as well. Generally, the landscape items are designated to be completed in a week to two weeks. In the work order includes the owner’s name, email address, and phone. This is so that if there is a question they can contact the owner directly. This seems to be working for landscape items. UGCAM manager tracks the date and work number in the University’s work order system. Jason Hughes the supervisor for the University’s landscaping crew closes out the landscape work orders.

- k) Susan Doswell mentioned she was not aware of the tree trimming being completed which she requested. Friesen commented that the tree trimming is a separate contract the University has with Brightview. The tree trimming is on a three-year rotating schedule. If there are trees which need to be trimmed sooner, UGCAM puts a specific work order into the University's work order system.
- l) C. Phillips mentioned the sconces on the single-family homes have in the past had reserves taken out. Friesen commented that if an owner wants to replace the exterior sconces on their single-family home a Property Improvement Application shall be presented to the members of the HAC for approval. Friesen commented that it would nice to have sconces for the single-family homes which have been "pre-approved", so home owners can move forward as necessary. Friesen asked whether there are any members of the HAC who would like to be a part of a "lighting committee" to work on determining replacement light fixtures for the single-family homes? Tom Bokhart said he would happy to try and organize a "lighting committee". This committee could determine which sconce lights need to be replaced throughout the UG community. As well as proposing replacement sconces/exterior light fixtures for the single-family homes.
- m) Simhan Mandyam mentioned that at the townhouses which do not have AC, there is a rough-in for future AC installation. When an AC contractor came to look at his unit, the contractor commented the wires were not "capped". Mandyam offered that even though the wires are not "live" the wires should be "capped". Friesen suggested Mandyam send an email relating his experience and suggestion to have maintenance consider the townhouses which do not have AC to verify the rough-in wiring is secure and "capped" appropriately.
- n) Alec McDonald mentioned they were told the townhouse windows were "Milgard" and were under warranty. The owner reported the "Milgard" rep said the window in this townhouse were not "Milgard" and therefore not under warranty. It appears that there are some "Milgard" windows in UG, but not all windows are "Milgard". S. Engelmann commented the window manufacturer's name is written at the bottom of the window.

7) **Unfinished Business**

8) **New Business**

- a) Tom Bokhart mentioned he was disappointed when he saw "Mission Hills" directional signs in the common area round-a-bouts. His concern was that they routed the traffic through the UG community. The more direct route is down Camarillo Street. Bokhart commented he hopes it stops with these signs as he does not want to see sign spinners in "hot-dog" suits directing traffic to the Mission Hills leasing center. C. Phillips commented per the ground sublease, owners cannot have signs. Bokhart asked if this was something approved by Jim Walsh? Bokhart suggested the Mission Hills directional signage should "be undone". Bokhart asked "who is in charge here"? Friesen commented that the University's Facility Services department is watching what is going on in University Glen. Permits in UG are procured through Facility Services. Friesen commented the arrangement between the apartment owners and Facility Services regarding signage needs to be clarified. M. Hewitt commented email UGCAM because he has heard there is a proposal for a monument sign at the intersection of Camarillo Street and Channel Islands Drive.



- b) Tom Bokhart asked are the owners University Glen or Mission Hills? Friesen replied the owners are University Glen. Gabrielle Powell asked what will the new 32-acre project be called? Friesen commented the 32-acre project has both apartments, townhouses and single-family homes. Friesen stated that E&S Ring and KennedyWilson-MF pay their monthly CAM fees for the apartments just like individual UG townhouse and single-family home owners.
- c) Tom Bokhart stated is sound like the 32-acre project will have their own ground subleases. C. Phillips commented that the ground sublease for the 32-acres will be public documents which can be procured. Bokhart reported that at the recent Site Authority meeting they are working on three new ground subleases for the 32-acre project.
- d) T. Bokhart asked that UGCAM has a budget and if there is something we need to do which is not in the budget. The income level is capped. The painting project was funded by the townhouse reserves. When the costs for the townhouse painting went over the original contract amount the overage was taken from the townhouse reserves which is not part of the UGCAM operating Budget. The 2017-2018 Budget has a couple of categories which have an unfavorable variance, specifically the trash and water.
- e) Kathleen Wiggins asked about the painting contract which came out of the CAM fees. She asked to see the contract with the painting company. Friesen commented he would check with the Site Authority regarding the availability of the contract with KW-MF's painting contractor. The painting contractor for the townhouse painting project is Roussos.
- f) T. Bokhart stated he has seen the reserves for the UGCAM 2018-2019 Budget and there seem to be things which need to be done which are not included in the Budget. Friesen stated that Kennedy Wilson Properties as CAM manager has solicited bids from three reserve companies and is working to procure a signed contract so work on a new reserve study can begin shortly after the beginning of the new fiscal year 2018-2019. Friesen commented that the Budgeting year for the Site Authority, which includes the East Campus/University Glen, begins at the beginning of October, UGCAM Management presents the CAM budget by the end of January of the next calendar year and proceeds through approval by the Site Authority Board in April/May.
- g) Regarding the townhouse painting project, Friesen reports there has not been a final sign-off on any of the townhouse blocks to date. Final payment has not been made to painting contractor through KW-MF.  
Tobey Wheeler asked if Mike McConnell is the person inspecting the townhouse painting punch list items. Friesen confirmed Mike McConnell is the person making the final review of the outstanding punch list items for the townhouse painting project.
- h) Kevin Benn mentioned his concern about the use of the irrigation water and that recently there were persons that came through and fixed the broken sprinkler heads. Benn mentioned there is a program with the metropolitan water district where representatives of the district come out to commercial enterprises and provide a survey of the irrigation water usage. Benn said he would email UGCAM information on this water usage survey. Benn commented that it seems to him the water pressure is too high and the mist results in water puddles on the ground. C. Phillips that the residue of the spray from the irrigation system on to cars parked on the streets is hard to get off. Friesen commented that if on the evenings when the irrigation system is operational residents notice a "geyser",

report this to the Police Department so a work order can be entered into the Facility Services work order system.

- i) Lori McDonald mentioned her concern smoking and finding cigarette butts on the DG paths when she is walking her dogs. She just wanted to bring her concern for fire safety to the community.
- j) Gabrielle Powell mentioned the with the addition of 600-new residential units is there any plan for additional police services? What about the increase in the amount of traffic, etc. C. Phillips responded there is an emergency plan posted on the website. S. Boyd commented that Powell should read the evacuation plan and “be concerned”. Boyd said the only way the three entities, the University, University Glen, and Mission Hills will be coordinated is to continue the conversation.
- k) Friesen stated there is a new University Glen website which will be coming on line around July 1<sup>st</sup>. That website has separate tabs for Homeowners, Future Homeowners, and Apartment Renters. The homeowners portion of the website will be populated with important contact information, upcoming events, and other items important to the University Glen Community.

#### 9) **Architectural Reviews**

- a) An owner on the 300 Block of Smugglers Cove requested the installation of a water filtration system at the front of her townhouse. The filtration system was recessed in the ground and a rock-shaped cover put over the top of the tank. This Property Improvement Application was approved.
- b) An owner on the 300 Block of Platts Harbor Drive requested installation of a retractable screen doors at their French doors. This Property Improvement Application was approved.
- c) An owner on the 300 Block of Twin Harbor requested the installation of a Trex Latticeworks’ square shaped lattice work at the top of the two courtyard walls at their townhouse. This Property Improvement Application was rejected on the grounds the square Trex Latticeworks is not in the character of University Glen.
- d) An owner in the 300 Block of Santa Cruz Island Court requested a pressure treated trellis on posts with concrete footings be constructed outside their wrought iron fence. The proposal was to construct a permanent trellis. This Property Improvement Application was rejected based on the fact the proposed permanent structure was in the common area.

#### 10) **Construction Updates**

- a) The water tower repair/painting project continues. The work day begins at 7:00 AM to 5:00 PM on weekdays. The project is anticipated to continue through the end of the summer.

#### 11) **Upcoming Events**

- a) The annual “Safety Day” sponsored by the CSUCI Police Department is scheduled for Saturday, June 30, 2018.

#### 12) **Public Comments**

- a) None

#### 13) **HAC Comments**

a) None

**14) Meeting Adjourned**

a) Carolyn Phillips, Acting HAC Chair, adjourned the meeting at 7:28 PM.

Attendees

|                  |                          |
|------------------|--------------------------|
| Carolyn Phillips | HAC Member, Acting Chair |
| Susan Engelmann  | HAC Member               |
| Mark Hewitt      | HAC Member               |
| Susan Doswell    |                          |
| Kelli Miller     |                          |
| Sandi Boyd       |                          |
| Tom Bokhart      |                          |
| Tom Bokhart      |                          |
| Kathy Wiggins    |                          |
| Kyle Butler      |                          |
| Simhan Mandyam   |                          |
| Tobey Wheeler    |                          |
| Gabrielle Powell |                          |
| Alec McDonald    |                          |
| Lori McDonald    |                          |
| Brett Eastman    |                          |
| Jake Friesen     | HAC Manager              |

## **Future Neighborhood Improvements**

The following items are on a "Wish List" (*Included to retain resident's suggestions and concerns*)

Beautification of DG path along creek adjacent Frenchy's Cove.

Expanding the dog park.

Suggestion for trees & picnic tables/benches between the Community Garden & Dog Park.

Children's Playground in the Park.

Addition of cell tower on the ridge by the water towers.

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## Upcoming Meetings

University Glen HAC

<http://www.csuci.edu/siteauthority/uglen-residents/homeownersadvisory/>

2018 Next Meeting: Thursday, July 19, 2018.

University Glen Community Advisory Group

<http://www.csuci.edu/siteauthority/uglen-residents/univ-glen-advisory-group.htm>

Next Meeting Dates/Times: Thursday, July 19, 2018, at 4:00 PM.

CSUCI Site Authority

<http://www.csuci.edu/siteauthority>

2018: Monday, August 6, 2018 at 11:30 AM

## **Contact Information for Residents (Taken from <http://www.csuci.edu/siteauthority/uglen-residents/>)**

**For Current Homeowners:** All payments of CAM fees shall be made via Kennedy Wilson's Yardi Payment Platform, by mailing a check, or by delivering a check to the mail drop at the UGCAM office at 45 Rincon Drive, Suite 103-3B, Camarillo, CA 93012. All maintenance requests shall be made via email at [UGCAM@kennedywilson.com](mailto:UGCAM@kennedywilson.com). For questions about monthly CAM payments or other questions, contact Jake Friesen, UGCAM Manager at 805-702-4038 or by email at [UGCAM@kennedywilson.com](mailto:UGCAM@kennedywilson.com).

**For Home Sales** in the University Glen community, please contact Lori Lang at 805-437-2678 or [lori.lang@csuci.edu](mailto:lori.lang@csuci.edu).

Apartment rentals in the University Glen community, please contact University Glen Apartments at 805-465-0249.

Non-Emergency Number for Police Dispatcher: 805-437-8444.