

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
Minutes for Thursday, July 19, 2018 (6 PM)
UG Community Center-Lounge
45 Rincon Drive, Ste. 104, Camarillo, CA

1) **Call to Order**

- a) At 6:05 PM Mark Hewitt, Acting Chair of the HAC with the absence of Chris Williamson-HAC Chair, called the meeting to order.
- b) Mark Hewitt introduced the new member of the HAC in attendance, Sandy Boyd and Tom Bokhart.
- c) HAC members present:
 - Mark Hewitt, Acting Chair
 - Sandra Boyd
 - Tom Bokhart

Members absent:

- Chris Williamson, Chair
- Kelli Miller

There was a quorum.

2) **Approval of Minutes**

- a) The Meeting Minutes for June 21, 2018, were approved. The approved meeting minutes will be uploaded to the new website shortly. (Hewitt commented the new University Glen website is up and running. Updates and other information are being added to the new website.)

3) **Public Safety Report (Kevin Medley)**

- a) Officer Medley commented it is summertime in UG, so things are very quiet.
- b) During the last 30-days Medley commented up by the water towers there is a shack where electronic equipment is housed for a solar panel. It appears someone tried to gain access to the compartment by throwing rocks at the door and gained access into the shack. There appears that no damage was done to the electronic equipment.
- c) On July 11th, a resident in the 100 block of Cathedral Cove reported muddy footprints on the tile inside the entryway by the door. The door was locked. Nothing was stolen, broken, or taken from the home. She obviously felt someone had entered her home without her knowledge. Her husband was away at employment. So, it was not him. Officers checked with UG staff and no one had record of checking out keys or going into the unit. The resident was not 100% sure she had locked the door. at work. This completes the Police Safety Report for the past 30-days.
- d) Mark Hewitt asked about the schedule for the implementation of the body camera program with the Police Department. Officer Medley suggested the body camera

program will come online sometime during the Fall of 2018 around the time the semester starts.

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

- a) M. Hewitt reported he just came from the Community Advisory Group meeting. Hewitt reported talking about getting the UG evacuation plan on to the website.
- b) The play equipment in the tot lot was discussed. Concern about some of the wood members on the equipment may be dry rotting and needs to be repaired/replaced. UGCAM working to address.
- c) Hewitt mentioned the pavers at the round-a-bout at the intersection of Channel Islands Drive and Anacapa Island Drive. Hewitt commented that the importance of the repairs needs to be elevated as he personally witnessed 8-10 people almost trip during the recent Safety Day. Safety cones have been placed at the locations in question.
- d) How the alleys are being used was brought to the Site Authority's attention. Playing in the alleys, kick-ball and similar activities which can cause damage to garage doors and light sconces was mentioned. Parking on the aprons in the alleys with cars hanging over was also mentioned.
- e) Hewitt reported bringing up the concern about the signage at the turn-a-bouts directing traffic to the leasing office at 45 Rincon Drive. Hewitt stated there is a push for the apartments to separate themselves from the University. The apartments do not want to be known as "student housing". The intention is to have future apartment dwellers not be directed down Anacapa Island Drive (because the street is narrow) but continue along Channel Islands Drive to Rincon Drive and to the Leasing Office. Hewitt stated the ground sublease addressed political/sales signs, not directional signage. The signs in question are considered directional signs.
- f) Hewitt brought up the checklist referencing the Single-Family Homes distributed by Lori Lang. The Site Authority acknowledges there may be "growing pains", but SA is adamant about wanting the SFH owners to bring their homes up to the maintenance levels which the ground sublease requires. T. Bokhart questioned whether the letter sent to the SFH owners was generic or specific to each SFH. Hewitt stated the letters to the SFH owners was generic. The letter gave a list of general maintenance items to address. Mary Labbett asked whether there was comment about the common area walls at the front of the SFHs? UGCAM Manager Friesen commented he will be mention those walls in his report. Mark Haug inquired what is Lori Lang's title. Hewitt responded the letter states L. Lang's title is "Manager Site Authority Housing". Hewitt commented he has asked for an organizational chart be posted on the website.
Mark Haug stated to be directed to do something by the Site Authority when the SA has had a history of ongoing "neglect" with regards to landscaping is difficult to accept. Hewitt commented he agreed 100% with the issue of the landscaping. However, Hewitt offered the maintenance of a house is a separate issue to the landscaping. M. Haug requested L. Lang attend an HAC meeting to discuss the maintenance of the SFHs. Hewitt mentioned he was under the impression the letter says the SA is going to tour the neighborhood and produce a list of items in the coming months which need attention and notify owners. Hewitt said he had no idea how the SA plans to move forward notifying the owners down the line.

T. Bokhart mentioned part of this discussion has to do with who do owners go to if they have questions. Bokhart commented Friesen is the UGCAM property manager, but is Friesen the guy owners always go to?

Hewitt commented his impression is it will be Lori Lang and Mike McConnell. Bokhart commented the Org Chart needs to make this to be clear. Do I go to Lang or Friesen? How does this work?

Friesen commented the process is being clarified. Friesen commented the letter to SFH owners is about maintenance issues Lang, as the Housing Manager for the Site Authority, is bringing to the owners' attention. The letter is an initial communication to SFH owners. Everyone can agree in the last year many positive things have happened in University Glen with the renovation of the amenities and the painting of the townhouses. Now it is time to include the SFH owners in the process. The SFH owners are responsible for the maintenance of their homes. The letter is intended to provide a brief list of maintenance items everyone can agree are the responsibility of the SFH owners. It suggests the SFH, as conscientious homeowners, assess their homes themselves.

Sandra Boyd suggested the Site Authority/Management does owe the SFH a list of replacement products and contractors at a reduced price because a group of owners are having similar maintenance items (painting) done on their homes. Boyd further suggested that if you look at the monthly CAM fee differential between Townhouse and SFH owners, that differential is basically the exterior painting. Boyd went on stating SFH homeowners are responsible for more than just the exterior painting. Boyd suggested when the SFH are brought back to an agreed-up level, the SFH may decide they want to have their monthly CAM fees increased to be included in future exterior painting projects. Boyd offered the letter from Lang has the potential to begin the conversation between the SFH and the Site Authority/Management.

Boyd further stated that all owners have an interest on both the exterior and the interior of the homes at UG, so the quality of the community is maintained at the existing level or better. This is so people will be "incented" to make improvements.

Boyd offered she sees the maintenance of University Glen as a "big box" with the Single-Family Homeowners being a "little nibble" over here and landscaping being a "great big little nibble" over here. Boyd suggested a conversation needs to be opened by a working group of homeowners who are interested in grappling with the broader issues of the University Glen community. Boyd suggested the Site Authority is wanting to go forward but is also not thinking "big picture".

Hewitt commented at the end of the letter in the last paragraph states Mike McConnell, Project Supervisor, is available to meet with any homeowner by appointment to schedule an onsite inspection. McConnell's email and phone number are listed.

- g) T. Bokhart asked Hewitt about the frequency of the Community Advisory Group. Friesen commented the CAG is now scheduled to meet 2-3 weeks prior to the Site Authority Board meetings. Friesen's understanding is there are 5-6 or more Site Authority Board meeting per year.

S. Mandyam questioned how the CAG is set up. Friesen stated the CAG was established by the Site Authority in October 2016 to provide an avenue of communication between the University Glen Residents and the Site Authority Board. It is intended for communications to go both ways, from the UG Residents to the Site Authority Board as well as from the SA Board to the UG Residents. Bill Robe, a local real estate executive, was appointed by the SA to

chair the CAG. The CAG serves in an advisory capacity. Participants include CAM Manager, Kennedy-Wilson Multi-Family (Mission Hills Apartment Owners), E&S Ring (Management Company of Mission Hills Apartments), HAC Representative (Mark Hewitt), Jim Walsh (Senior Director of the Site Authority), Representatives from the UG Community selected by Jim Considine, Site Authority Board Chair, include Miriam Olson, Karen Romney, Stephen Clark, Jesse Elliott, and Rhonda Rodriguez. Stephen Clark and Jesse Elliott will not be participating going forward. Two replacements are anticipated to be appointed. S. Boyd asked whether the UG Residents have any input into who the two replacements for the CAG are? Boyd asked is the selection of UG residents as representatives on the CAG determined by relationship to the University, i.e. do the members work at the University? Boyd asked what process does the Site Authority intend for the selection of the vacant seats on the CAG? Hewitt commented he thought B. Robe was going to bring the selection process up at the next Site Authority Meeting on August 6th. The original composition of the CAG did not consider the "category" of the UG resident/owner participant. Wolfgang Paasch stated in years past he has questioned the value of the CAG. As the main purpose is to be a conduit between the UG Residents and the Site Authority, a conduit is useful only if it passes on information was agreed upon at the HAC and communicated unaltered to the next higher level. Paasch stated he felt the elected HAC representative's influence was voided by the appointment of individuals to the CAG by the Site Authority. Paasch suggested if additional input is needed by the CAG, bring the request to the HAC who can address the issue and bring the community's response back to the CAG rather than involve Site Authority appointed UG Residents. Paasch offered that with the present structure of the CAG the UG Residents representation is being "watered down". T. Bokhart stated Mark Hewitt's role is to represent the HAC in the CAG. There are a lot of participants in the CAG. Bokhart commented how the UG residents' voices are heard is in large measure determined by the Chair of the CAG and what resident concerns he chooses to pass along to the Site Authority Board. Hewitt stated he would like more owners to come to the HAC meeting, so that he would have a larger voice from everybody. Hewitt mentioned he went to one Site Authority meeting in February 2018 to find out the whole makeup of that meeting. Hewitt said he gives Bill Robe a lot of credit because the CAG meeting before the February Site Authority meeting he communicated four items of concern to the UG Community and Robe communicated those four items, one of which was the landscaping. Robe listed the bullet points basically what Hewitt had said. Paasch said that is exactly the point, the UG owners do not need someone to speak for them. Why couldn't someone like Hewitt speak directly to the Site Authority Board for the UG homeowners? Paasch expressed concern the Chair of the CAG was selected by Site Authority Board Chair, Jim Considine. Paasch expressed that the structure of the CAG is "unclean" and is not transparent. S. Boyd commented Paasch's comments are "well taken". She offered "what are the possible work arounds" which increases the participation of the UG owners' in the decision making. Boyd suggested the concerns the HAC gives to Hewitt include information which offers potential solutions. Boyd offered the suggestion for the HAC to form a working group to figure out how to improve cell phone coverage in University Glen. This would not only solve the problem of the existing neighborhood, but the 32-acres which is coming. She suggested to do this as one project needing the cooperation of all the telco vendors and the Site Authority, as there may need to be land for a cell tower, etc. She suggested a

project to improve the cell phone service in UG be a “test case” as to how the owners in UG bring up an issue, do the research leading to a proposed solution. Boyd commented the only time in the past four years she was aware of when the owners addressed an issue was when Paasch went to the Site Authority directly about the accounting concerns of the community. Paasch offered “let’s rethink” what is the purpose of the CAG. Boyd would like to see the HAC become a group that not just collects and writes down concerns, but becomes a group that identifies, prioritizes, recruits members of the community who do the work and come back to the HAC with a solution, and when the community agrees the solution is reasonable, then asks Mark Hewitt to take it forward (or by other means to be determined) to the Site Authority.

S. Mandyam suggested the funding which is in the CAM Budget be looked at before moving ahead with specific projects.

M. Hewitt commented he did not think the HAC is going to disassemble the structure of the CAG.

Paasch suggested it may be good to “rethink the organization”.

Hewitt commented that with the reduction in the number of CAG meetings and the progress that has been made in the past 18-months, there may come a time when the CAG may not be needed. Hewitt commented the number of scheduled CAG meeting has been reduce to five or six meeting a year from twelve meeting a year. This is not going to be decided tonight.

Friesen commented the HAC has put forward concerns/projects which are in the process of being implemented. An example is the project to install bollards along the sidewalk/stairs of Channel Islands between Rincon Drive and Anacapa Island Drive. The bollard project was raised as a life safety concern last spring. The HAC with Mark Hewitt’s assistance put together a plan with supporting cut sheets showing the scope and estimated costs for the proposed bollard project. The HAC made a motion to support the bollard project as developed by Hewitt. Hewitt presented the bollard project to the CAG emphasizing the life-safety aspect of the project. B. Robe presented the project to the Site Authority for consideration. The Site Authority Board listened and supported addressing the bollard project as a life-safety concern immediately. The CAM budgeting process for 2018-2019 went forward and monies were included in the budget for installation of the bollards along Channel Islands Drive. Together all parties are working to have the bollards installed before January 1, 2019.

Paasch commented he feels Mark Hewitt could have presented the HAC’s proposal directly to the Site Authority without B. Robe being the speaker.

Friesen commented without understanding and appreciating the structure of the CSCUI Site Authority the bollard lighting project along Channel Islands Drive would not be being implemented at this time.

T. Bokhart asked a “timing” question. With the HAC meeting monthly and the CAG meeting a couple of weeks before each Site Authority meeting what happens if there is an “emergency” situation. Hewitt commented that he had the same concern and suggested that if there is an “emergency” concern Friesen as HAC Manager/CAM Manager should be brought into the situation. Hewitt said he was not sure what an “emergency” situation might be. Hewitt said the purpose of the CAG is to “get a feel” for what are the concerns in the neighborhood. For instance, the landscaping is a big concern.

S. Boyd said as a former project manager she is wondering with regards to the bollard project do we have a bid? Do we have a contract? Is there a schedule?

M. Hewitt said the CAG meeting minutes will reflect his request the bollard installation project be completed before the change of Daylight Saving Time. Hewitt commented during the CAG meeting Jim Walsh, the Senior Director with the Site Authority noted Hewitt's request to have the bollards installed by the Daylight-Saving change deadline. Hewitt noted Mike McConnell has found a solar light bollard which means underground trenching may not need to be done. This could expedite the completion of the bollard project.

T. Bokhart asked whether there is a process by which the CAG reports back to the HAC? Hewitt stated B. Robe reports back to the members of the CAG. Hewitt commented he is in the middle of reporting back to the HAC from the CAG. Hewitt reiterated it is important to understand the CAG is not a decision-making body. The CAG is an advisory group. It is a conduit for communication between the HAC which represents the UG owners and the Site Authority Board.

Regarding the lighting bollard project along Channel Islands Drive, Mike McConnell is acting as the Project Manager. Friesen will report at the next HAC meeting on the status of the bollard project.

Another item discussed at the CAG earlier on July 19th was that the traffic to the Apartment Leasing Office on from Camarillo Drive onto Channel Islands Drive is going to be directed to Rincon Drive, not down Anacapa Island Drive which is narrow.

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

- a) Regarding the landscaping, as of July 1, 2018, UGCAM has a fully executed contract with the CSUCI Facility Services Department (Landscaping). John Gormley is the VP for Facility Services with Jason Hughes is the Supervisor for the Landscape Group. UGCAM is working with Raudel Banuelos, while Jason Hughes is on vacation.

It appears the landscaping crews are being responsive to work orders placed by the CAM Manager. This refers to specific items such as pulling weeds and replacement plantings.

Other items include:

- Leaf collection, particularly on Landing Cove and Platt's Harbor Drive where there are many sycamore trees.
- Grass clippings which are blown into the streets which are to be cleaned up by the street sweepers. There appears to be no coordination between the street sweeping operation and the community.
- The leaves in the alleys require attention, for example between Anacapa Island Drive and Smugglers Cove.
- In the 2018-2019 Budget there is an allotment for replacement plants. How are we keeping track of how these designated funds are being spent? (S. Boyd mentioned a plant palette needs to be developed first. Friesen commented these replacement plants are for immediate needs. Everyone will continue to work on developing a comprehensive plant palette for UG and the 32-acre development.)

- Regarding owner's work order requests, continue to email your requests to UGCAM@kennedywilson.com. Owners please work with the UGCAM manager to monitor status of the work orders to make sure the work is being completed to everyone's satisfaction.
 - Regarding the status of the planting bed mock-ups, there were four suggested ground cover solutions installed in the alley between Cuyler Harbor Drive and Fry's Harbor Drive.
 - Bare Dirt
 - Golden Rock (large-sized gravel)
 - Dark wood bark
 - Mulch
 - Star Jasmine
- S. Boyd offered a sixth option:
- Blue creeping sedum plant. If planted thickly, seems to take. It is walkable.

Boyd commented before any work in the alleyways begins the operation of the drip irrigation system needs to be verified.

What are we going to do where there is bare dirt, where star jasmine or rosemary is not growing? How do we begin addressing these locations?

Friesen also put forward Landing Cove consistently looks unkempt with exposed drip irrigation tubing, etc. Where do we start?

Boyd commented the nights the irrigation system runs are Tuesday and Saturday nights. Boyd suggested to the owners present, if replacement plants were planted in the common area bare areas would owners be willing to hand water the plants until they are established? Boyd suggested owners survey the sprinklers that are operational around their homes and produce an email back to Friesen saying these sprinklers in these locations are broken and/or these are the missing plants.

M. Hewitt commented when he first moved to UG, he contacted Mike McConnell who came out with someone from the landscaping crew, turned the irrigation system on and evaluated the operation of each sprinkler at his address. Hewitt reported adjustments to the irrigation sprinklers were made. Hewitt reported replanting at his Single-Family Home and McConnell offered to come back after the plants were established adjusting the coverage of the irrigation system, as needed. Hewitt commented owners need to be pro-active to get the results for which they are looking.

Tobey Wheeler commented Jason Hughes is the person who contacted him after emailing a work order request to UGCAM@kennedywilson.com. Wheeler reported Hughes came out in a matter of a couple of days and addressed the irrigation issues in his townhouse driveway area. Hewitt commented for irrigation system issues, go through Friesen, UGCAM Manager.

- b) Cal Fire continues to work in University Glen to remove brush which is a fire hazard. Recently, Cal Fire workers were working on the north side of Smugglers Cove along the DG path.

Hewitt commented he was not aware Cal Fire cuts the brush and removes the cut brush from University Glen. Sometimes there is a lag time between the cutting of the brush and the removal due to Cal Fire's other responsibilities, i.e. firefighting.

- c) It has come to UGCAM's attention there are locations where roots are intruding under the slabs of townhouses. Recently, the landscapers have come and cut the roots between the sidewalk and the on-grade slab of one townhouse on Twin Harbor Drive. The landscapers working for the Site Authority cut the roots.
- d) The new full reserve study for University Glen which is included in the 2018-2019 CAM Budget is being signed. It is anticipated the reserve study will be completed by the first week of October, when the budgeting process for fiscal year 2019-2020 begins at CSUCI.
- e) During June a group of owners on Landing Cove requested authorization to have a block party. Because of this request, a suggested procedure for this type of request is two-weeks prior to a proposed block party which includes closing a portion of a street, send an email to the CAM Manager giving the details, i.e. time, date, and location, of the block party. This gives UGCAM time to notify the UG Community and Police Department about the block party. Approval of a block party assumes the participants understand access for emergency vehicles shall be easily provided. This means no semi-permanent structures, i.e. portable stages & bounce houses, be placed on the pavement of the closed street. It is understood, the participants of the block party will clean-up after the event. Working with Jim Walsh, Senior Director of the Site Authority, the HAC Manager was able to approve the request for the block party.
- f) UGCAM is sending out a monthly EBlast during the first week of the month. If there are items residents would like to have included in the monthly EBlast, send the information to UGCAM@kennedywilson.com. If it is necessary to send out additional EBlast information affecting all UG owners during the month, UGCAM will do that.
- g) The new University Glen website is live. UGCAM continues work with other members of the Site Authority team to update the website. If UG owners have suggestions about the website, email UGCAM@kennedywilson.com.
- h) The townhouse painting project is nearly complete. Mike McConnell, the UGCAM project manager is reviewing the final punch list for the 48 townhouse blocks. S. Boyd asked the life expectancy of the paint on the townhouses. Friesen will verify what the anticipated "usable life" regarding the paint specified for the townhouse painting project.

T. Wheeler commented that when he went to purchase touch-up paint the price was about \$74.00 per gallon. The paint used is expensive.
- i) The repairs/painting of the water towers above the Hillcrest Pool/Spa amenity continues. The work is anticipated to continue through Labor Day.
- j) The following are the projects which funds have been included in the CAM Budget for 2018-2019.
 - The lighting bollard project on Channel Islands Drive
 - An initial termite inspection of the townhouses. Further information is forthcoming to the townhouse owners.
 - Funds to address trip hazards in University Glen are included.

Hewitt mentioned back in January 2018 he put together a photo essay about the trip hazards on the sidewalks along Channel Islands Drive.
- k) UGCAM is working with Mike McConnell, UG Facility Services Supervisor, on the repair of the DG paths.

- l) The heaving of the sidewalk pavers at the turn about at the intersection of Channel Island Drive and Anacapa Island Drive continues to be worked on. This is a life safety concern.
- m) Friesen mentioned during the recent CAG meeting how parking enforcement is implemented in University Glen was brought up. An owner commented they had contractors working at their home for three weeks and did not use the issued temporary parking passes and the contractor was not ticketed while parking on the street. Another owner said a service contractor did not accept her offer of a "guest pass" saying no one tickets service trucks in University Glen. There are continuing conversations at the Site Authority and CSCUI about ways to provide an efficient parking pass system. One owner stated there is a parking problem on the campus particularly between the hours of 9:00-2:00. There is a large parking lot on the north side of the campus, A3, which continues to be expanded. People are reluctant to walk from this parking lot. That is why people look for other areas at the periphery of the campus, i.e. University Glen, to park. S. Boyd mentioned the work around of having shuttles bringing persons from the north parking lot on to campus. One owner further stated parking on campus is not funded by the campus but like an auxiliary. Parking is self-funded. Costs are on everyone, not just students. Employees pay for parking. It is State property, so if one person pays all persons pay. Other community members commented Anacapa Island Drive has parking available later in the evening. It appears there may be persons with valid University Glen parking permits trying to park closer to the University.
- n) T. Bokhart requested consideration be given to having members of the HAC participate with the compilation and review of the reserve study. Friesen agreed this request can be considered.
- o) T. Bokhart mentioned regarding the townhouse painting project he still has tape and outstanding punch list items to be addressed. Friesen agreed he will forward the outstanding punch list items to the painting crew's foreman when an UGCAM receives a reminder email from an owner.
- p) T. Bokhart asked if the anticipated townhouse termite inspections will require access to the townhouse attics. Friesen replied he did not know for sure at this time.
- q) T. Bokhart asked if with the concrete grinding to address trip hazards throughout University Glen. Friesen commented that initially UGCAM is contacting the concrete grinding contractors. Additional information is needed regarding other contractor skill-sets which may be needed to provide a comprehensive solution. T. Bokhart agreed to forward to UGCAM the contractor with whom he is familiar who has addressed trip hazard issues at other properties.
- r) T. Bokhart mentioned he is frustrated with the situation in the Park over the weekends when groups of persons who do not have parking permits park along Channel Islands and use the basketball court and appear to prevent UG residents from using the basketball court. It appears no one with parking enforcement is checking for parking permits over the weekends in University Glen. S. Boyd offered parking is a quality of life issue in the UG neighborhood. She commented how many times we have talked about parking during the HAC meeting. Could the issue of parking be brought to the Site Authority asking how

funds could be raised to address the parking issue on campus, so the staff and student parking which is impinging on University Glen.

Gonzalo Valdivia stated when he recently moved into University Glen he signed a document which said each resident had to park one vehicle in their garage. He commented further now he has noticed residents who do not park in their garage as they use their garage for storage.

M. Hewitt went further by saying he brought up to the Site Authority in the recent CAG meeting there are conditions where garages are stuffed with so much stuff that garage doors can barely be closed. Hewitt stated garages being used exclusively for storage goes together with opening more space for parking on the street. Providing parking passes which expire, so parking passes cannot be passed on for use is another aspect of the parking issue in UG needing to be addressed. A wholistic approach to the parking issue in UG is needed to produce results.

- s) S. Mandyam requested when persons sign-in as attendees at the HAC meetings include whether they own a Single-Family Home, Townhouse, or Apartments. He would like to be able to see the ownership type metrics for the HAC meeting attendees as there are different concerns each constituent group faces.
- t) Friesen updated the owners regarding extending the hours in the Community Center Lounge to 9:00 AM to 9:00 PM daily. Friesen is in conversation with the Police Department.

6) Unfinished Business

- a) S. Boyd suggested going forward the Unfinished Business portion of the agenda be a list of items needing to be addressed. A list on which items can be struck-off as completed.
- b) M. Hewitt asked for a show of hands of those persons who looked at the mock-ups of the ground cover in the alley between Cuyler Harbor Drive and Fry's Harbor Drive? It appears about 40% of the attendees had looked at the ground cover mock-ups.

T. Wheeler commented he noted many of the owners have landscaping which looks good. He was pleased the addition of assorted options to cover the bare dirt did not appear to offer an extreme change.

G. Valdivia commented for bare dirt areas he offered golden rock was he preference.

S. Boyd offered when she suggested a river rock be used and the response was the rocks could still be thrown to break a window.

Lori McDonald suggested she preferred the mulch under trees where nothing will grow.

Boyd mentioned she has been told all the cuttings/clippings from UG are taken and made into mulch which comes back to UG.

McDonald commented the mulching process Boyd describes is done on the Campus.

Wheeler commented placing DG on the areas of bare dirt will allow the debris to blown away and an attractive surface remains. Boyd offered adding succulents to the DG could be complete solution. Boyd mentioned drought tolerant sedums are a plant to consider as well as a Channel Islands' Snapdragon. She mentioned she has a mock-up at her home at 355 Channel Islands Drive which has the sedums and the snapdragons. She invited everyone to take-a-look.
- c) S. Boyd asked if there are funds for the HAC to purchase an amplification system, so people can be heard during these meetings. Friesen responded

there are no specific funds designated in the 2018-2019 budget for HAC purchases.

7) **New Business**

a)

8) **Architectural Reviews**

- a) An owner in the 700 block of Santa Cruz Island Drive requested installation of a redwood shelf be mounted on their courtyard wall to support a series of waterproof redwood planters. The initial PIA was rejected and followed by clarifications to the design resulting in the members of the HAC approving this Property Improvement Application with revisions.
- b) An owner in the 100 block of Channel Islands Drive requested installation of wrought iron fencing at their front patio with the French doors. This Property Improvement Application was Approved.
- c) An owner in the 100 block of Channel Islands Drive requested installation of a diagonal redwood slatted lattice mounted on the wood fence in the shared courtyard. This Property Improvement Application was Approved.
- d) An owner in the 300 block of Fry's Harbor Drive requested approval of the installation/placement of two storage units in his courtyard (retroactively). The PIA was rejected citing the ground sublease Article III, paragraph 3.10.

9) **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.

10) **Upcoming Events**

11) **Public Comments**

- a) None

12) **HAC Comments**

- a) None

13) **Meeting Adjourned**

- a) Mark Hewitt, Acting HAC Chair, adjourned the meeting at 7:45 PM.

Attendees

Mark Hewitt	SFH	Acting HAC Chair
Sandi Boyd	TH	HAC Member
Tom Bokhart	TH	HAC Member
Tobey Wheeler	TH	
Mark Haug	SFH	
Mary Labbett	SFH	

Lori McDonald	TH	
Wolfgang Pausch	SFH	
Gonzalo Valdivia	TH	
Graciela Valdivia	TH	
Simhan Mandyam	TH	
Carol Borecki	SFH	
Steve Borecki	SFH	
Jim Welborn	TH	
Brett Eastman	TH	
Jessica Muth	TH	
Frank Aragon	TH	
Kim Jung	TH	
Jake Friesen	TH	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 to 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, August 16, 2018, at 6:00 PM.

University Glen Community Advisory Group
<http://www.csuci.edu/siteauthority/uglen-residents/univ-glen-advisory-group.htm>
 Next Meeting Dates/Times: Thursday, September 20, 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 UGCAM’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. 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.

For Home Sales in the University Glen community, please contact Lori Lang at 805-437-2678 or 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.