

**University Glen Community Advisory Group Meeting  
4:00 PM Thursday May 24th, 2018  
Lindero Hall Room 2801**

**In attendance:** Bill Robe, David Press, Jake Friesen, Jennifer Arriola, Mark Hewitt, Miriam Olson, Karen Romney, Steven Clark, Jesse Elliott, Jim Walsh, Rhonda Rodriguez (phone in).

4pm Called to Order.

**Chair Report (Bill Robe):**

- The Site Authority regular meeting scheduled for May 7<sup>th</sup> 2018 was shortened. Special meeting is scheduled for June 4<sup>th</sup>, 2018 at 11:30 am.
- Bill Robe to meet with Jim Considine to discuss re-appointing members of this group. Jake, Jim, Jennifer and Mark are standing positions. Bill asked resident members (Miriam Olson, Karen Romney, Stephen Clark, Jesse Elliot and Rhonda Rodriguez) who would like to continue. Miriam and Karen responded with yes.
- Bill brought up the issue of enforcement with regard to the house painting and suggested perhaps the HAC group has a say in the process and supports Jake in enforcing the requirements. Miriam suggested including the entire community with issues and perhaps generate more attendance at the HAC meetings. See if the neighborhood supports suggestions.

Discussion:

- Other enforcement issues include children playing in the street, painting of homes, etc. are supported. Stephen cautioned we shouldn't ask if residents want enforcement. Bill supported getting community input to give support to Jake.
- There was discussion that lack of fines should be issued for of hanging surfboards, basketball equipment. There is a group of parents with kids that have banded together and won't accept any fines because they've been living here for 5 years without enforcement of certain rules.
- Karen suggested that perhaps KW set of rules for apartments be applied throughout the community (with amendments). Then we are all treated the same.
- Bill re-stated that Jim Walsh represents the SA and there are no longer interim directors or liaisons.
- Bill brought up that the ground sublease is equivalent to CC & R's, and is our bible/ constitution when we are not clear on what should happen. Bill has been a proponent of following the GSL and suggested that both the SA and the residents need to live up to the expectations of the GSL. As time goes on it is more important to pay attention to requirements of the GSL.
- Stephen reminded the group of John Gormley's walk through the community being an eye opener and suggested Jim take a walk and pay attention to the alleyway between Fry's Harbor and Cuyler Harbor. Looks like a slum. Dilapidation, trash, broken garage windows fences, junk, basketball hoops.
- Bill reiterated that the recommendations from this advisory group should represent the greater part of the community and it is apparent most residents want stronger enforcement of rules.
- Jim indicated we would take the same approach with the Townhomes as are taken with the apartments. There is pushback. Jennifer agreed there is pushback but we must stand by the rules and not let it be acceptable to break them.
- Karen made a positive note that when the apartments were painted the residents were in awe and did a much better job with their flowers and arrangements to make it look better.

**Kennedy Wilson/E&S Ring Report (Jennifer Arriola):**

- Santa Cruz pool area and fitness area are now open. BBQ has some issues and will be a few more weeks.
- The DG paths being improved.
- Gas bbq issues still being worked out. Timers are being added. Notes will be posted at Hillcrest.

- Door painting will continue through June and into July. 1 to 2 months expected.

#### Discussion:

Stephen asked about the plants that were detached from the buildings for painting be re-attached. They are still laying down and may die. They need to be re-attached. Jim asked Jake to make this re-attachment of the vines a high priority.

#### **HAC Report (Mark Hewitt):**

- Mark asked to go on the record to thank the Facilities Services team for keeping up with all of the mowing and edging in light of the Commencement ceremony preparations. The grass was cut and trimmed and went very smooth.
- Maintenance and repair of the site walls issue still needs to be resolved. (The low walls in front of detached homes). Legal opinion not confirmed.
- Russ Petruzzelli suggested the Regional Park fee of \$6.00 fee be waived for residents of UGlen and could become a perk for the residents. The UGlen sticker could allow free access. A way for the park to be more utilized. Simple to implement and a good gesture.
- Carolyn Phillips suggested that house painting (detached homes) become an improvement cost to be added to the resale value of a home.
- Homeowners suggested that the rec center has same hours as pool since we now have FOBs and cameras. Closing at 6pm is not well received.
- Mark pointed out the parking in the mini driveways is a problem, especially in a fire. Cars sticking out too far is a problem. Kids playing is also hazard. Aprons are the problem. Some owners park perpendicular to the door.
- Mark suggested a round table discussion regarding the issuance of fines, warnings, and time frames for violations of rules.
- Mark asked if Lori Lang could attend HAC meetings to facilitate the home sale process.

#### Discussion:

- Regarding adding paint cost to resale value, Jim replied that since painting is not an improvement or embellishment it would not fall under the improvement category. Bill suggested it may even cause a delay until just before one sells to get maximum benefit from the painting project. The ground sublease require that improvements allowed to be added to sale price need to add lasting value. Painting is a maintenance issue. Owners of the townhomes did not receive this benefit.
- Regarding similar hours for rec room and pools, Jennifer suggested security is a problem. Pool house has had decorations stolen. Cameras are there but not currently effective. Jennifer will bring it up for a broader discussion. Kids wedge doors to open. Campus police could help with this problem. Lounge and conference center are the concern. Miriam suggested that 9pm would be a good closing time.
- Regarding parking in mini-driveways, Jake suggested there should be a limit on parking. Curb issues need to be reviewed.
- Regarding Lori Lang facilitating home sales, Jim suggested that FAQ list be posted on website. Miriam mentioned that buyers were told a realtor wasn't needed when selling creating an expectation that Lori will take the place of a licensed real estate agent to represent a UGlen seller. It was made clear that a realtor being involved reduces problems with home sales and Lori cannot act as a representative of a seller.

#### **CAM Manager Report (Jake Friesen):**

- Responding to the enforcement of rules discussion –
  - Jake mentioned that the entire community is under the ground sublease. KW Multifamily/E & S Ring have specific rules that can be enforced at apartments. KW Properties contract negotiations with SA includes CC&Rs that include restrictions and regulations that can be implemented and could tie into the ground sublease for the 32-acre property and may also be used to amend the existing ground sublease.

- Rules for the shared amenities (pools, rec room etc.) should be consistent throughout the community. Currently apartment rules differ from others.
- Jake indicated the agreement between Facilities Services and SA Agent (UGCAM) was being reviewed.
- The 2018/2019 Budget was approved. CAM will issue a notification letter with new amount due on the 10<sup>th</sup> of July.
- Townhouse painting project continues. Final group begins Tuesday May 29<sup>th</sup>. Then the punch list items will be addressed. Russo working on price of painting detached home front walls.
- DG paths are a concern. Along Long Grade Creek batons deteriorating.
- Reserve study quotes are being reviewed. Should be on target for Oct 1<sup>st</sup>. The reserve study budget has been approved.
- HAC ballots have been mailed out.
- Desire to have 3 HAC appointed representative members on the budget advisory committee.

Discussion:

- Mulching is still needed in areas and Jim Walsh will inquire with Facilities Services for schedule.
- Regarding HAC budget committee – Bill suggested there should be clear expectations as to their responsibilities. Stephanie Bracamontes, Jim and Jake to identify role of the group. Bill suggested the initial committee be held as a trial program to verify its usefulness.

**Site Authority Report (Jim Walsh):**

- Jim reported that his participation in this meeting was to respond to inquiries and concerns discussed in other reports. He had no new information to report.
- Jim proposed holding future UGC Advisory Group meeting 5 times a year (instead of monthly) in coordination with and prior to the scheduled 5 Site Authority meetings.

Discussion:

- The group agreed that much progress has been made and agreed that changing from monthly meetings to 5 times a year was indicated.

Meeting adjourned at 5:20pm.

**Pending Issues:** (The “Pending Issues” section below is to be updated at meetings adding, deleting or modifying as appropriate.)

**Updates –**

**2/22/18:**

- Community Facilities Group completed the landscape walk with Facilities Services and a second walk will be scheduled by the CAM Manager.
- Facilities Services views the light bollard issue as a safety issue and has added it to the capital improvement list.
- A report was developed and presented addressing the historic expenditures from collected reserves.
- Emergency evacuation plans will be incorporated into the new website with a variety of contact points for more information.

**3/29/18:**

- The light bollard issue will be reviewed at the May 2018 Site Authority meeting.
- The 2018/19 CAM budget will be submitted to the Site Authority at its May 2018 meeting.
- Beginning with the 2018/19 CAM budget, quarterly financial reports will now be provided in the CAM office upon request.
- Authorization for a current Reserve Study will be presented to the Site Authority at its May 2018 meeting.

**4/26/18:**

- Creation of a small community based committee is in process to include HAC members to provide resident perspective and input in the 2019/20 CAM budgeting.

**Still Pending or In-Progress –**

- Ongoing - Landscape renovation including but not limited to irrigation, trees, walking paths. Plan is in process to coordinate with the 32 acre Kennedy Wilson development plans to include updated irrigation systems and planting palette.
- Additional street lighting along Channel Islands Drive (See HAC recommendation site plan March 8, 2017)
- Amendment to Ground Sublease to correct for:
  - a.) Maintenance reconciliation calculation change from April 1 to October 1 each year to allow 90 days following actual fiscal year end
  - b.) Clarify common area for detached homes and courtyard walls.
  - c.) Revise reference to University Glen Corporation to University Auxiliary Services.
  - d.) Review and clarify rules and regulations and related enforcement policies to create consistency throughout University Glen.
- A Process Map for Adoption, Implementation, and Completion of Capital Improvement Projects.
- Access for Recreational Purposes: possible road to water tanks.
- Review of walking/Jogging path running parallel to Camarillo Street.
- Consideration of a right-hand turn lane exiting campus from Camarillo St. to Lewis Rd.