

University Glen Community Advisory Group Meeting
4:00 PM Thursday July 19, 2018
Lindero Hall Room 1874

In attendance: Bill Robe, Jake Friesen, Jennifer Arriola, Ben Gordon, Mark Hewitt, Karen Romney, Jim Walsh.

4pm Called to Order.

Chair Report (Bill Robe):

A carry over from last meeting was the issue of the bollards. Jim Walsh advised there are solar powered bollards that are very similar to the existing bollards at a much lower overall cost. The intent is to identify critical areas where there are trip hazards and install the new bollards this calendar year. Mark Hewitt suggested they be installed prior to daylight savings time change (November 4th, 2018). Details will follow on work plan and schedule.

E & S Ring Report (Jennifer Ariola):

- The painting projects, as well as the pool and fitness upgrades are now complete with minor punch list items in process, including dealing with peeling paint issuea in the breezeways.

HAC Report (Mark Hewitt):

- Mark inquired about evacuation plan on the new website as well as the chain of command chart. A link will be provided for the evacuation plan and an org chart will be posted.
- Concerns were voiced over splintering of boards on the kids playground. Tot lot will be addressed with the reserve study per Jake. Any deteriorated boards will be replaced in the near future.
- The roots of the tree in the roundabout at Anacapa and Channel Islands is causing the pavers to lift causing a trip hazard. Cones were installed. Mark suggested spray paint as additional warning. Similar repairs were made near Town Center.
- Alleyways used as backyards is a concern that was brought up at HAC. Also couches, are installed in garages with parties going on late into the night. Some rooms have been added in garages. Ongoing problem with garage use and people living in the garage. Bill questioned what the HAC involvement could provide. Jim Walsh to verify Ground Sublease language pertaining to garage use.
- Cars overhanging into fire lanes is a concern.
- New E & S Ring signs at the roundabouts were not well received. Concerns about sending leasing traffic down the narrow Anacapa Island Drive. Renters may not know the neighborhood and would not be aware of speed limits etc. Preference seemed to be use of Channel Islands Drive vs Anacapa Island. The impact to the community should be considered. Ben Gordon advised that traffic studies have been done. Channel Islands drive a better option.
- Mark voiced concern over the letter and checklist that was sent to the detached home owners regarding the requirements for exterior painting. Jim clarified that the intent was to simply give the home owners a reference to assess the condition of their homes and provide any needed maintenance. Maintenance of homes is the responsibility of detached homeowners per the Ground Sublease. Mark inquired about establishing a standard. Jim clarified that it is simply a visual that will indicate whether maintenance is required. Bill suggested that the HAC be involved since one of their primary functions is architectural issues. Jim agreed that the community and the HAC should do a self-assessment.
- Russ Petruzzelli sent an email identifying numerous areas that need attention. Jake responded and spoke with Russ regarding the status of repairs
- DG pathway repairs are being quoted and there is budget to make repairs this year.

CAM Manager Report (Jake Friesen):

- Jake indicated landscape personnel are being very responsive to the work orders.
- Sycamore leaves and grass clippings ongoing issue. Street sweeper schedule is being being developed.
- Mock ups of ground cover are being reviewed. Bare dirt, golden gravel, bark, mulch, star Jasmin.
- Cal Fire cut down large plants, which affected privacy.
- Structural roots on Twin Harbor were removed by landscapers.
- Reserve study is moving forward with Complex Solutions, to be completed by end of September.
- Block party requests by neighbors were approved as long as fire lanes remain accessible and noise levels are acceptable.
- E-blasts are being sent with updated contact list. Jake will maintain the webpage with regard to current updates.
- Townhouse painting final checklist underway.
- Water tower painting in progress.
- Bollards and termite inspections pending.
- Trip hazards in sidewalks are being reviewed.
- Fire alarms were discussed. Clarification was made that all fire alarms are the responsibility of the homeowner. Replacement suggested for older smoke alarm devices.
- Karen commented that thinks are looking much better around the community.

Site Authority Report (Jim Walsh);

- Next Site Authority meeting is August 6th.
- All 88 rental townhomes now sold.
- 96 of the 100 Faculty/Staff apartments are rented. Apts are being renovated. Feedback mostly positive.
- 65 people are on a waiting list to purchase homes in University Glen, of which ½ are faculty and staff of CSUCI.
- 32 acre property getting closer to a final agreement. Selective demo could begin later this year.
- Parking challenges are being reviewed to minimize issues with regard to passing of invalid parking passes. • Residents claim parking enforcement has not been observed recently. Some vehicles have been left several days without a pass and were not ticketed.

Bill Robe commented that the group has made very good progress.

Meeting adjourned at 5:20 pm.

Next meeting September 20th, 2018.

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

Updates –

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.

7/19/18

- Installation of bollards under review with intent to install before end of 2018.

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.