

**University Glen Community Advisory Group Meeting  
4:00 PM Thursday November 29, 2018  
Lindero Hall Room 2801**

**In attendance:** Bill Robe, David Press, Jake Friesen, Mark Wagner, Lori Lang, Miriam Olson, Jim Walsh, Stephanie Bracamontes, Ben Gordon (call-in).

(Going forward, University Glen Community Advisory Group meetings will be held approximately two weeks prior to the scheduled Site Authority Board meetings. Next Site Authority Board meeting is December 3, 2018.)

4:02p.m. Called to Order.

**Chair Report (Bill Robe):**

Mr. Robe commented that he will be reporting to the Site Authority this coming Monday and requested that any items of concern or general discussions from the current or past meetings should be brought to his attention so that he can address. With that, he suggested that E&S Ring present their report.

**E & S Ring Report (Mark Wagner and Ben Gordon):**

- Mr. Wagner reported that the renovations are now complete. In addition, they are planning a joint holiday get-together at the Town Center for the community.
- Mr. Press asked for information regarding E&S Ring's painting cycle -- how many years in-between painting. Mr. Wagner stated that this was yet to be determined, but normally 7-10 years is the standard paint schedule for most properties.

**HAC Report (Bill Robe for Mark Hewitt):**

- Mr. Hewitt sent an email pertaining to a number of insurance questions for TH owners.
- Mr. Robe mentioned that the four questions in the email could and would be answered. Questions included, 1) Who actually owns the common area and do the owners now own it in common? 2) Who is financially responsible for the rebuilding of the common area? 3) How is this risk insured? 4) Is this a shared risk between the owners and the Site Authority? Mr. Robe wanted clarification as to whether the insurance covers certain common area improvements such as the streets, sidewalks, landscaping. Some definitive answers are needed to determine if the private roads, lights etc. are covered in the insurance via the Maintenance Rent.
- Mr. Press requested clarification regarding "the insurance". Mr. Robe explained that the homeowners are paying into the common area insurance by way of their Maintenance Rent (CAM fees).
- Mr. Walsh mentioned that he reached out to Katharine Hullinger, CSUCI Risk Manager after previous questions on the same topic and she agreed to come speak at one of the HAC meetings. He will arrange the meetings for the near future. He added that a new earthquake policy "earthquake parametric property program", is in force and he will verify if it is still ongoing for an earthquake of a magnitude of 6.5 and above. The policy covers up to 25 million.
- Mr. Press wanted clarification as to who owns the land where University Glen sits. Mr. Robe and James Walsh explained that the land is owned by the CSU and leased to the Site Authority.
- Ms. Olson had questions as to whether SA might mandate that all homeowners carry earthquake insurance for the benefit of the entire community. She also wanted to know if the community is covered for fire and flood insurance. Mr. Walsh stated that Katharine Hullinger would best be able to answer the latter question and provide answers in the most concrete terms possible so that owners can make informed decisions.
- Mr. Friesen stated there might be some concerns with single-family homeowners and their specific coverage requirements.

- Mr. Press indicated that lenders would have certain requirements for the University Glen homeowners. Mr. Robe added that most lender don't require earthquake insurance.
- Ms. Olson inquired whether University Glen could purchase earthquake insurance for the homeowners. Mr. Robe explained that this was an owner decision collectively as they would be responsible for paying for it through Maintenance Rent. This was not necessarily a Site Authority decision. He suggested that this could be an HAC discussion. Ms. Olson inquired whether the ground sublease could be changed in the future to mandate earthquake insurance for all homeowners. Mr. Robe reiterated he believed this was more of an HAC discussion rather than an SA discussion.
- Ms. Olson stated on a separate issue that there was a level of annoyance with the single- family homeowners' front walls not being painted on the inside during the recent and ongoing site wall painting project. Mr. Friesen stated that he would address in his report following.
- Mr. Robe moved the discussion to the CAM Manager report.

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

- The townhome painting project is finally wrapping up and some asphalt work is being repaired. The CAM Manager is waiting to receive the final sign-off.
- Phase 3 of tree trimming is going on Twin Harbor, Santa Cruz, and Elephant Seal. Requests are coming in for some removal of additional trees. The cost is around \$10,000 including replacement. This is over and above Phase 3's budget. There is some discussion of going to a two-year plan versus a three-year plan for tree trimming.
- Single family wall painting project came to the fore from the solar bollard painting project as there was a small amount of money for painting the retaining walls/site walls. The bids included the landscaper coming ahead to trim. In the field, it was determined that logistically it was not feasible due to foliage and shrubbery against the back of the single family site walls. It would be most efficient and equitable to paint only the vertical surface and the top of the wall. The painting contractor deducted \$3500 plus on the contract price.
- Ben Gordon questioned whether the budget would be transferred to the single family homes. Stephanie Bracamontes stated that the common area would not be charged for the site wall painting. James Walsh clarified that the site walls in front of the 72 single family homes are part of the single family homeowners sublease parcel and it was determined that the Site Authority would maintain out of reserves to insure we have uniformity and a nicely maintained community.
- The reserve study is being finalized and will have three components – common area, townhomes, and single family homes.
- The community has been encouraged to sign up for CI Alerts. Miriam Olson was concerned about the congestion during the fire and the impact the new development would have on the community in the event of an emergency. Mr. Walsh added that he was in meetings with Chief Morris regarding working with other agencies outside of the University. A majority of the traffic congestion came from other parts of the city and surrounding areas. Mr. Robe suggested a "good old fashioned siren". Mr. Walsh added that the officers did use bullhorns and went door-to-door to evacuate people; however, what was lacking was the cohesiveness with outside agencies to direct traffic in other parts of Camarillo. This added to the gridlock. Mr. Walsh further added that they are working with the Chief to devise a plan for the elderly, pets, medication needs etc.
- The bollard project is moving forward. Concrete pedestal is being built at the 300 block of Channel Islands.
- UGCAM is working with Eastman Electric on a contract to address the sconces on the townhomes and bollards going forward.
- The gutter cleaning on the townhomes will begin January 7<sup>th</sup> for a period of about 2 weeks. The timing was determined to not interfere with homeowners' holidays and decorations.

- California gold rock to be installed in the alleys of the 200 block of Landing Cove. Pricing has been received and will be reviewed.
- A concrete cutting company is doing a trip hazard survey for University Glen.
- E&S Ring has signed on to help UGCAM on the small maintenance items needed.

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

- As mentioned previously, the SA is working with Chief Morris and outside agencies on the evacuation procedures. The EIR report does address in detail the evacuation process. He encouraged the community to review the report as it states the facts. The congestion from other areas of the county during the past evacuation was not anticipated and that issue is being addressed in cooperation with the various municipalities.

Mr. Robe adjourned the meeting at 5:08pm.