

University Glen Community Advisory Group Meeting
4:00 PM Thursday February 21, 2019
Lindero Hall Room 2801

In attendance: David Press, Jake Friesen, Mark Wagner, Lori Lang, Miriam Olson, Karen Romney.

4:02p.m. Called to Order.

Chair Report (Bill Robe):

Mr. Robe was unable to attend the meeting. Lori Lang ran the meeting in his absence.

E & S Ring Report (Mark Wagner):

- Mark reported they just completed installation of low flow toilets in all apartments (except student apartments to be completed when vacant) as a conservation measure.
 - Reported that KW marketing efforts and new employee training has assisted in keeping the Site Authority's 100 units leased, currently at 92% occupancy.

HAC Report (Miriam Olson for Mark Hewitt):

- HAC Budget Committee expressed concern with transparency. Would like to attend budget meetings that include KW to assure no special treatment. Jake will coordinate when budget issues are in a condition for review by KW and HAC Budget Committee
- Preliminary review of the not-yet-complete reserve study indicates reserves are low and may be insufficient for some of the future plans specifically the landscape refurbishment and Tot-Lot rehab. Some residents concerned this may lead to special assessments or increase in monthly dues. Other residents recognize that dues are quite low in comparison Residents hoping for clarity from the Site Authority how this will be handled.
 - Some owners believe under collection of reserve funds obligates Site Authority to participate in solutions.
 - Lori Lang and Jake Friesen explained that the Site Authority has no separate funds other than owner reserves. Site Authority is a pass-through entity.
- Signage concerns, specifically KW marketing of apartments that direct prospect traffic through neighborhoods rather than directly to leasing office. Residents believe the community should be advised of signage and participate in approval process. Ground sublease provides that SA approves all signage but resident concern that KW may be installing signs without proper SA authority.

CAM Manager Report (Jake Friesen):

- Painters are completing painting the interior portion of the single-family home front courtyard walls. Homeowners are required to clear the interior wall surface of vegetation and other articles prior to painting. Failure to do so places the repainting obligation on the homeowner.
- Test bollard lights have been installed and work well. Sample is at top of stairs at 300 block of Channel Islands. A total of 14 will be installed. They are solar powered LED lights expected to last 10 years.
- Some DG path repairs have been made including installation of a drain where path was being undermined.

- CSUCI landscaping will allow their contract for Univ. Glen maintenance to lapse and will not renew. There is an RFP in process to find a replacement landscape maintenance contractor for Univ. Glen. CSUCI landscape will continue to oversee irrigation to assure compliance with erosion and sedimentation regulations.
- The landscape designer for the KW 32 acres will provide four representative mock-ups for landscaping in the community. The HAC, KW and SA will preview, discuss and assess for budgeting and other purposes.
- RFP going out to eradicate concrete trip hazards throughout community.
- RFP is out for expansion to the dog park.
- Jake has prepared a list of 133 work orders as requested by SA Board Member, Ken Simons.
- Katherine Hullinger (CSUCI Risk Management) made a presentation to the last HAC meeting to help owners understand insurance coverages for common areas and individual owners.
- Lack of earthquake coverage remains a concern. Owners want to understand options. Any such coverage for common areas or townhomes would have to be paid by all owners.

Site Authority Report (Lori Lang):

- Continuing issues with single family home owners who do not maintain their homes to the Ground Sublease standard. Estimated that 50% of single family homes are now inadequately maintained and stand out. Pending other solutions, when an owner sells a single-family home, they will be required to resolve all deferred maintenance items prior to the close of escrow.
- Concerns over cloudy water in community. It was thought to be the result of cavitation from a main valve somewhere only introducing air bubbles into the water. As a precaution, the water was independently tested and a report was issued. Analysis tested negative for coliform and E. coli.