

**UNIVERSITY GLEN COMMUNITY ADVISORY GROUP**  
Minutes for Thursday, June 20, 2019 4:00 pm-5:30 pm  
Lindero Hall, Rm 2801

In attendance: Mark Hewitt, Miriam Olson, Karen Romney, Jake Friesen, Bill Robe, Laurie Nichols

4:05 PM Called to Order

1) Chair Report (Bill Robe)

- a. Bill Robe introduced Laurie Nichols, Interim Assistant Vice President Administration as the representative for the Site Authority for the next three months. Search in process for new director for Site Authority operations.
- b. Discussion pertaining to the CAG charter and the need to finalize appointments.
- c. Noted Mark Hewitt's last meeting as HAC representative.

2) Updates:

- a. Property Management Report (Jake Friesen)
  - i. Election held for HAC board. Chris Williamson and Gabrielle Powell received most votes.
  - ii. Fourteen solar ballards were installed on Channel Islands Drive
  - iii. 154 trip hazards were identified. Precision Cutting will be on site to address issues.
  - iv. Landscaping transferring to Brightview effective July 1, 2019. Punch list with CSUCI needs to be completed. Initial Brightview clean-up cost to be withheld from payment to CSUCI facilities.
  - v. Dog Park expansion currently has posts in place with gates to be installed by end of month.
  - vi. Roundabout issue being fixed.
- b. HAC Report (Mark Hewitt)
  - i. M. Hewitt was asked by HAC to raise the following concerns:
    1. Who will be handling the sale of homes since resignation of Lori Lang?
    2. Do sellers need to hire a realtor since SA charges a 1% transfer fee?
    3. Will S. Bracamontes be present at CAG meetings to discuss police contract, water and sewer expenses?
    4. B. Robe stated the Budget Advisory Group (BAG) was created for this purpose and S Bracamontes attends only as needed. J. Friesen is chair with two HAC members: S. Boyd and T. Bockhart plus Ben Gordon with Kennedy Wilson Multifamily (owner of Mission Hills apartments).
    5. M.Hewitt stated that HAC voted to approve a motion to request that Reserve funds be separated from the common pool of University funds - \$2.6 million should be transferred to KW property as agent for Site Authority. HAC believes the current system is not transparent. HAC would like to work with Chancellors Office to set up separate investment account. There are concerns over special assessments. How are reserves being invested?

6. HAC wants more input from residents as Next Door is not working. HAC elections ended with only 29 out of 272 residents voting showing lack of engagement. Survey Monkey was suggested as alternative for polling resident concerns. HAC seeks more feedback from residents in attached homes to share ideas for reserve study shortfall.
7. Ground Sublease specifies windows and furnace as SA maintenance items for reserve purposes. Can ground sublease be amended to adjust?
8. Need written clarification from counsel regarding who maintains garage doors and windows.
9. What are options for increasing needed reserve funds for attached homes? One suggestion: allow owners to maintain windows and furnace as non-reserve item and then consider as recapturable capital improvement upon sale. Some windows may still be under warranty.
10. How does the SA board communicate down to the homeowners? Suggested that a SA representative will usually attend HAC meetings for this purpose.
11. KW owns the pools and they are an amenity for the entire community and apartments. HAC is asking about enforcement – who polices? Suggested that enforcement concerns should be directed to police.
12. New Signs. Who is paying for the electrical consumption for the new signs? Are private citizens paying for it while it benefits the apartment owners? Who approved? Comment: It was a 2 year process with Dave Carlson, John Gormley, and then Lori Lang approved by the SA per the Ground Sublease.

NEXT MEETING: July 25, 2019 4:00 PM