

## UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

September 26, 2019

**In Attendance:** Miriam Olson, resident; Karen Romney, resident; Mark Hewitt, resident; Jennifer Arriola, E&S Ring; Sandi Boyd, HAC rep; Bill Robe, Chair; Laurie Nichols, Site Authority rep; Rosa Bravo, Site Authority; Guests: Gabrielle Powell, Kevin Benn, Sinham Mandyam

Bill Robe called the meeting to order at 4:00 p.m.

Updates:

### **E&S Ring Report (Jennifer Arriola):**

- LED Light bulbs updated and will be completed by Monday

### **Property Management Report (Jake Friesen):**

- Lighting update: the increase in light is affecting some homes that have a close proximity to the bedrooms. Jake mentions that a shield is available to install per lamp, can cost \$135 per light
- Request from an apartment dweller to have an event at UGlen Community Park with a bounce house on October 14. It was decided not to move forward with the use of the community park for private events at this time. There is a need to review the application process and liability insurance criteria with Site Authority
- Landscape deep cleaning was substantial and is now complete.
- Annual tree trimming has started. E-blast tomorrow, to start cleanup for the block of Channel Islands. Annual tree trimming includes removal of 19 dead and diseased trees to be replaced with 13 new trees.
- Still reviewing landscaping refurbishment costs. After review of plant size and maintenance, price came down \$75,000. UGCAM is obtaining determining the square footage of the landscaped portions of common area to calculate a more accurate budget. Initial quote from Brightview Landscape was \$1.9M and revised to \$1.3M. The UGCAM is working with a \$500,000 budget.
- Continue to work with Site Authority for clarification on the ground sublease so UGCAM can move forward with open work orders.
- Paver repairs priced by the roundabout near Channel Islands came in at \$20k, budget is \$56k.
- CalFire has finished this year's brush clearance. 100 feet clearance is required to be maintained. Brightview will continue the brush clearance and will place stakes for crew to identify 100' boundary and maintain.
- Blue tarp at the pool- expected to be addressed in 2 months.

- Lieutenant Massey (CI Police) addresses the amber color of the lights noting that whiter light is safer for the community. Lieutenant addressed HAC on the lighting.

#### **HAC Report (Sandi Boyd):**

- Residents want to thank Kennedy Wilson Multi-Family (KWMF) for changing out the LED lights and CAM Manager for assistance in polling the community.
- New LED lighting still bothersome to some residents. 2700K light temperature still brighter than previous lights. May require adjustment. No action at this time. Will wait until tree trimming and trees leaves have fallen to determine number of homes affected (estimate November) - then meet with CAM Manager and SA to identify solutions. Discussion included remarks that there are certain mandatory requirements for light coverage that will need to be considered.
- Rules Committee seeks input on rules for dog parks. Would like input from KWMF if they have examples. Concern with small children in dog parks. Laurie Nichols to investigate any requirements on State land.
- Rules Committee also seeks more input on future rules development. Discussion that KWMF rules will be more current with respect to current governmental regulations. Confusion that there may be more than one version of the Ground Sublease. Chair Robe stated he is aware of only one version. Laurie Nichols will email pdf copies. Jake will print and make available to residents in his office.
- Finance Committee meeting in preparation of 2020-2021 budget. Obtaining community input on possible neighborhood enhancements.
- Landscape Committee requested more information on KWMF landscaping timeline to coordinate more effectively.
- Fire Marshall, Larry Williams has notified University Facilities and UGCAM that wooden lattices and fences are a substantial fire hazard and should no longer be approved. Discussion about status of existing lattice work and fences and possible change in material for future installations.
- Wooden Lattices and Fences may be addressed when legislation approves these materials as substantial fire hazard material and will not be allowed near residential homes. Insurance companies will be excluding coverage from the fire policy.

#### **SA Report Laurie Nichols:**

- Laurie to confirm with Chancellor's office regarding rules regarding the Dog Park
- Laurie presented a draft version of a Resolution Organization Chart - Escalation Ladder. Issues that cannot be resolved at the HAC level will be forwarded to the University Glen Community Advisory Group (CAG) for discussion and resolution. If unresolved will move to the Site Authority Board. Exact language is under review.
- Laurie will forward copy of Ground Sublease to Jake Friesen and Sandi Boyd.
- Discussion that rules and regulation modifications can be reviewed and proposed by HAC provided they are not in conflict with the Ground Sublease or the intent of the Program.

- Configuration of the CAG is under review together with frequency of meetings. Chair Robe suggested meetings should be at least prior to each Site Authority Board meeting with additional meetings called as needed. This is still to be decided.

Meeting Adjourned at 5:30 pm.