

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

October 22, 2019

In Attendance: Miriam Olson, Townhome owner; Mark Hewitt; Jennifer Arriola, E&S Ring; Sandi Boyd, HAC member; Bill Robe, Laurie Nichols, Site Authority; Rosa Bravo, Jake Friesen, UGCAM Management

Visitors: Del Newquist, Chris Williamson, (HAC chair)

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

E&S Ring:

Nothing to report

UGCAM report (Jake Friesen):

- Redwood Lattices: Site Authority and UGCAM are approving Property Improvement Applications relating to Redwood Lattices for the time being. They are being conditionally approved subject to requirement to remove when the State Fire Marshall or Site Authority requires such due to fire hazard.
- Landscaping: Halloween coming up and unauthorized decorations were out in the common area. No citations issued. Instead, the homeowners were made aware that decorations were impeding the landscaping crew from doing their work. The solution was to work with Brightview to modify mowing schedule to accommodate decorations and to allow, in the future, a period of non-compliance for certain holidays as communicated to residents via monthly eblasts.
- Annual Tree trimming is complete at Channel Islands Drive. CAM is removing 2 trees near the apartments.
- UGCAM is still working with BrightView (landscape maintenance) and addressing issues as they come up and keeping them accountable for their schedule and the five people per day as per the contract. Sergio Mellano, with Campus Facilities, is back from vacation, and the irrigation system is receiving more care.
- The HAC Landscape Committee met with Brightview's design team to analyze the landscaping update proposal further. The committee is working with Brightview on different schemes to stay within the \$500,000 budget. Several ideas have been proposed: the refurbishing roundabouts (five mock-ups), including species replacements throughout community. They are looking at how to budget upgrades most effectively.
- The light replacement project is complete. Shield request for the lighting is being tracked at this time.
- The work order is moving forward with the trip hazard issues.
- Reserve study: Complex Solutions has been contacted to get clarification on reserve study assumptions.
- UGCAM assisted the HAC finance committee in sending a brief survey through google docs. The residence may opt-out from the email.
- Noise Nuisances from a resident: dog noise, yelling from home. UGCAM has sent a citation to the homeowner. Rules and regulation committee to provide additional direction.

Mr. Robe asked if other items in the CAM budget might be drawn from to allow increasing the landscaping renovation - items that may be currently overfunded. Jake responded that it is in discussion and clarified that Brightview would have a proposed landscape plan by October 25.

Sandi Boyd: HAC

- Request approval of the Dog Park Rules. Discussion followed with modifications approved by Laurie Nichols on behalf of Site Authority.
- Follow up on the potholes with Facilities, large rut at the corner of CI and Camarillo Street still needs attention. One suggestion was for gravel/pavement to be extended?
- Hemp Smell: Laurie Nichols provided information from the VC Agricultural commissioner, Andy Calderwood, clarifying that it was industrial hemp. It is harvested in September. He considering feedback from the community (not just UGlen). The committee is working with hemp producers to reduce odors using various techniques.
- E-blast in November to inform UGCAM Residents regarding Hemp Smell to include Laurie's email from the commissioner.
- HAC requested Acorn newsletter delivery to local Town Center Market.
- Solar Panels-32 townhome from the 200 townhome owners interested. Roof Maintenance concern was discussed. Ms. Boyd asked permission to have a technical person from a solar company to come to access the community's request.
- HAC is requesting ideas to secure electricity for the homeowners during outages.
- Sandi requested clarification of the Building Code with respect to earthquake bracing. Mark Hewitt confirmed that the building code is based on building code at time UGlen homes were constructed. Inquiry was based on ability to obtain affordable earthquake insurance.

Site Authority (Laurie Nichols):

- Hillside near Hillcrest Pool update. The hillside that was undermined and slid down a few years ago was reviewed by soils engineer and RFP is out for recommended slope stability work. Estimate that work will be completed in the next few months.
- Halloween: Operations Safe Halloween will be set up. Information for VC Alert and CI Alert will be included in event. Community is encouraged to sign up for alerts. Note: As final minutes are being prepared the event was cancelled due to extreme wind conditions and smoke from Easy Fire.
- Confirmed the UGCAM community does receive the SCE notification regarding 48 hours, SA will not be duplicating notices.
- Mark Hewitt requested a solar light solution at the old bridge discussed with Jake- Landscaping project, the pockets, and plants along the path, and light pockets would be installed.

Next Meeting: December 5, 2019