

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Minutes for Thursday, July 25, 2019 4:00 pm-5:30 pm

Lindero Hall, Rm 2801

In attendance: Mark Hewitt, Miriam Olson, Sandi Boyd, Jake Friesen, Bill Robe, Laurie Nichols, Rosa Bravo and Ben Gordon (via phone).

Guests: Tobey Wheeler, Gabrielle Powell, Simhan Mandyam.

4:00 PM Called to Order

Chair Report (Bill Robe)

Bill Robe asked for all to introduce themselves as there were new members and visiting guests. Guests were reminded they may observe but not participate.

Property Management Report (Jake Friesen)

- Trip hazard project was completed. 157 locations addressed.
- Remodel for townside pool to begin 8/1 and completed within 60 days.
- E&S Ring contacting SCE for direction on changing street lights to LED. It was noted that all campus lights are now LED.
- Dog park fencing is complete.

HAC Report (Sandi Boyd)

- Gabrielle Powell and Chris Williamson reassigned. Gabrielle will be alternate for Sandi Boyd when needed.
- Kelli Miller resigned due to relocation and Kevin Olson selected as replacement.
- Budget Advisory Group is led by Tom Bokhart with Kevin Olson as alternate.
- HAC is establishing a Rules Committee to interpret and document common practices for enforcement. Rules committee led by Gabrielle Power and Chris Williamson. CAG member commented that some rules should be enforced more subjectively.
- Forming a Landscape committee to coordinate with landscape contractor for maintenance work.
- Passed a resolution requesting Site Authority to provide legal justification for approval of Mission Hills signs. Discussion that process was not transparent. Chair Robe stated he believed per GSL that SA had full authority for sign approval. A copy of the Resolution is attached.

- Discussion regarding separating accounts for UGC CAM and reserves. Particularly reserve funds to clarify investment return for calculation of reserve contributions. Chair Robe mentioned legislation creating SA may not allow control of funds by other than SA. But, might be possible for separate account invested differently than other SA funds.

General Discussion (Group)

- Electricity cost for Mission Hills signs was questioned. Who pays? Are residents paying for the sign to benefit KW Multifamily? Ben Gordon indicated use was nominal (2-3W) and reminded that KW has spent considerable amounts for town center clubhouse and amenities at no charge to residents. Repairs and maintenance split 60% KW/40% common area.

- Discussion that \$6700 startup cost from Brightview to be deducted from final bill from facilities maintenance.

- Further discussion regarding windows and garage doors as SA maintenance item for attached homes. Member suggestion that windows and furnaces could be treated as a capital improvement to be recaptured at sale and adjust GSL to exclude from SA maintenance and begin reserving for these items. Resolution needed prior to next budget cycle.

- Discussion that it appears to residents that KW Multifamily is given priority over resident concerns. Noted that primary purpose of SA is to generate revenue to support growth of campus. KW Multifamily generates regular ground rent plus the initial sale that included needs to properly market the apartments.

- Letter from Susan Engelmann was discussed regarding confusion over role of SA in sale of homes. Some residents claim that it was represented to them that they would not need to employ a real estate agent for sale of their homes because SA would handle for them. Confusion over administering the transfer vs. actual agent representation. SA does not act as agent for sellers. SA in process of clarifying this going forward. Clarification to include notice that buyers and sellers are not required to employ an agent, but SA does not act as agent representing either party but only accommodates the transfer as required. Letter from Susan Engelmann is attached.

- SA lists all available homes on website and follows the procedure outlined in GSL including verifying category of buyers on waiting lists.

- Budget inquiries included cost of sewer which is believed to be disproportionately high at approx. 160% the cost of potable water. Also, EJ Harrison trash expense increased 40%. SA to investigate these increases.

- Discussion regarding upgraded planting for drought tolerance. There will be sample areas in conjunction with KW plant palette.

- Pool rules and enforcement still unclear. Who enforces pool rules? Should this become a CAM expense to be included in budget? What are the methods of keeping residents informed of the rules.

- CAM manager requests greater clarity for enforcement of rules. Resident architectural issues should be reviewed by HAC.

Meeting adjourned at 5:50 pm.

Next meeting: August 29, 4:00 pm to 5:30 pm. Location to follow.

Susan Engelmann

801 Channel Islands Dr.

Camarillo, CA. 93012

July 7, 2019

R.J. Considine J., Kelly Long, Ysabel Trinidad, Silas Abrego, Dr. Erika D. Beck, Linda Parks, Ken Simmons, Robert Eaton, Carmen Ramirez,

My husband and I are currently in escrow involving our townhouse at University Glen. I am writing this letter to convey my disappointment with the Site Authority and their lack of follow through with the pledge that was made to us at our orientation meeting. We were told repeatedly that the university would sell our home for us when we decided to move and that we would not need to retain a realtor for this process. (Erik Blaine and Carol Cory were the agents at that time.) Instead, the university would handle these transactions and would expect a 1 percent fee for this service. Over the 13 years that we have lived here, we watched our neighbors move out while the university honored their promise to sell these homes.

This trend continued until very recently, disappearing when Laurie Lang stopped doing this work. At this point the university filled her position with someone without the adequate experience and training to continue the honoring of their promise. When we submitted our letter of intent to sell, we were told that we would need to hire someone to complete the process that had been routinely handled by the university since we bought here in 2006. Despite the university's failure to honor their promise to everyone that attended the above mentioned orientation meeting, it still expects its 1 percent fee.

We have since hired a realtor to handle the paperwork necessary to sell our townhouse. We hope to be moved out by the 31st of this month. We've been told that the university will be hiring someone soon to resume the duties of Laurie Lang. Apparently the university's position is that we were unlucky to wish to sell our place during the transitory period between competent people. Our position is that the university should either waive our 1 percent transaction fee, or reimburse us for the realtor's fee that we were charged when the university defaulted on their promise.

I have spoken with Jake Friesen and Laurie Nichols about this turn around in policy and given a few specific examples if you have further questions.

Thank you for your consideration of this matter,

Susan Engelmann

Resolution July 18, 2019, No. 1

Whereas, the University Glen Homeowners Advisory Committee (HAC) is a volunteer group charged with maintaining aesthetics in the community and addressing issues of community concern established by the CSUCI Site Authority (SA) Ground Sublease; and

Whereas, the Committee members are elected by 272 homeowners (72 single-family and 200 townhomes); and

Whereas, the HAC has received community feedback from the recent installation of the Kennedy Wilson (KW) Mission Hills Apartments signage contending that the dominance of the "Mission Hills" name on these signs, as well as their placement, now dominates the identity of the homeowners community and the existence of single family and townhome owners has been marginalized; and

Whereas, it appears to the HAC that a somewhat secretive communication process between KW and the SA had been underway for an extended period before details of the signage plan was brought to the HAC and Community Advisory Group (CAG) for final consideration; and

Whereas, the HAC understands and supports the need for KW Multifamily to be commercially successful, but we do not believe it should be at the expense of the rest of the community; and

Whereas, the use of public land for private business signage is generally limited to wayfinding and direction and the Mission Hills signage at Lewis Road has no directional aspect and appears to designate the entire University Glen area as "Mission Hills" giving the impression that the 272 privately owned homes are a component of "Mission Hills;" and

Whereas, the HAC is concerned that the several businesses located in the Town Center may also request signage since the KW signage has set a precedent.

Therefore, the HAC requests that the SA provide a legal justification for the signage as to its compliance with applicable state and CSU policies regarding the placement and content of private business signage on state-owned land associated with or a component of a CSU campus that also addresses the rights of other Town Center businesses to request similar signage. The HAC also requests that future common area projects initiated by KW Multi-Family be conducted in a transparent manner.

This resolution was approved unanimously by the University Glen HAC on July 25, 2019.