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UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, December 5, 2019 4:00 pm – 5:30 pm

Lindero Hall, Room 2801

In Attendance: Miriam Olson (resident), Mark Hewitt (resident), Dae Paula Saulnier (E&S Ring), Sandi Boyd (HAC representative), Bill Robe (community member/chair), Laurie Nichols, Rosa Bravo (Site Authority).

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

Updates:

E&S Ring (Dae Paula Saulnier):

No items to report

UGCAM (Jake Friesen):

- RFP for Dog park sign is being finalized.
- Landscaping Update:
 - 1). 24 diseased trees have been removed.
 - 2). RFP's going out before Christmas for the Landscape quote. The Budget Advisory Group (BAG) has been advised of the most recent bid from Brightview. It is \$300,000 over the \$500,000 budget after downward adjustment from previous bids.
- There have been ongoing BAG committee meetings with HAC members and the Site Authority to meet with Complex Solutions (reserve study vendor). The committee is reviewing components from the reserve study dated October 25, 2018 in detail to clarify maintenance/repair/replacement responsibility between residents, Site Authority, and Kennedy Wilson Multi-Family. Discussions include clarification of ownership of the pools and gym and related liability concerns.
- Work orders: UGCAM is moving along with closing work orders. UGCAM provides a monthly update to SA on closed work orders. There have been 9 landscape work orders completed and 9 fence replacements.
 - o Looking for a new local contractor for other than landscape work.
 - o Seeking Townhome slab leak protocol and insurance coverages. Suggested input from Mike McConnell due to experience handling slab leak repairs. Currently there are 3 slab leaks.
- The Acorn approved request for delivery to University Glen in bulk to indoor Town Center location. Location of drop-off to be determined.
- RFP for Tot Lot requested. It is expected back by the 19th of December. The RFP is needed for 2020/2021 budgeting purposes.

HAC Report (Sandi Boyd):

- PIA for solar installation was not submitted. The HAC requests SA provide guidelines for solar panel installation in order to address future requests. Ground Sublease contains no specific provisions for solar panels on common area roof.
 - Bill Robe mentioned that, in addition to SA guidelines, HAC will need an agreement regarding solar installation to be recorded against the property. The UC Irvine counterpart (University Hills) has provided contact information for the legal counsel used by University Hills residents. Sandi Boyd agreed it could be beneficial to work with the same attorney that prepared the documents for UC Irvine homeowners.
- Insurance question regarding Earthquake Insurance. The casualty policy includes flood and fire coverage for University Glen. Earthquake coverage is not included. Sandi Boyd requested information on the cost to add earthquake coverage to the University Glen policy. Some residents recall being given information that EQ coverage was provided.
 - It was suggested the Site Authority request a live meeting with a representative from Alliant Insurance Services, Inc. at a future CAG meeting to clarify existing insurance coverage, limitations and exclusions.

SA Report (Laurie Nichols):

- Facilities is addressing the hillside slide area, now covered with a blue tarp. Due to the upcoming rainy season the project will be restarted in the Spring.
- Camarillo Street pavement work is scheduled in 2020 to be addressed in two phases.
- Rosa Bravo reported on home sales activity: 1 Resale this month. The home was on the market for 10 days, and an offer was approved on the 10th day. Escrow is expected to close in 30 days. There is ongoing interest to purchase in the community and pre-approved buyers are being added to the priority list.

Adjourned: 5:30 pm

Next Meeting: January 23, 2020