

**UNIVERSITY GLEN COMMUNITY ADVISORY GROUP**  
Minutes for Thursday, August 29, 2019 4:00 pm-5:30 pm  
Lindero Hall, Rm 2801

In attendance: Mark Hewitt, Miriam Olson, Karen Romney, Sandi Boyd, Jake Friesen, Bill Robe, Laurie Nichols, Rosa Bravo and Ben Gordon.

Chair Bill Robe calling meeting to order at 4:00 pm

**Chair Report** (Bill Robe):

Mr. Robe requested that reports from Property Management and KW/E&S Ring be kept brief so that meeting could be primarily devoted to discussion of HAC and future role. Mr. Robe noted that the prior HAC minutes included establishing three new committees - Landscape, Finance and Rules & Regulations. Mr. Robe wanted to spend time understanding the HAC plan and expectations.

**Property Manager Report** (Jake Friesen):

Meeting with Bright view to review the landscaping is moving forward.

Summary list of work orders: approx. 40 a month are landscaping related, 1/3 irrigation problems.

**HAC Report** (Sandi Boyd):

1. Street Lights- Residents appreciative of opportunity to save on electricity but light hue (Kelvin temperature) is currently very bright blue tones. Many complaints.
2. Ben Gordon (KW) explained how change occurred and offered to correct once he had final input from HAC. KW will install samples of the different Kelvin temp lights for evaluation and decision by HAC as representative of residents Group of people at HAC to make a selection among the community
3. Discussion about the charter for the CAG and its members. Mr. Robe explained it was the same as the original University Glen Corporation Board and is currently being re-evaluated in terms of function and make-up. Mr. Robe explained that the CAG members were representative of the various stakeholders in the University Glen community and resident members were intended to bring a resident's perspective to solving specific issues but not to use the group for their own individual personal concerns.
4. Discussion about rules and regulations.
  - a. Approval decorations to be used in common space
  - b. Open an application to request approval

**Kennedy Wilson/E&S Ring Report** (Ben Gordon): Ben indicated he had nothing new to report except for street light issue discussed above.

**DISCUSSION - HAC and CAG role at University Glen.** Mr. Robe noted that both HAC and SA seemed to have different expectations of one another. Mr. Robe pointed out that SA believes it has done a good job and made good progress while HAC believes not enough has been done. Robe also mentioned that role of CAG is being evaluated and charter may be revised. Site Authority views this as an affordable housing program to aid in growing the University. The residents view this as their home community.

Robe noted that everyone knows how to be a renter; everyone knows how to be a homeowner. No one has had any experience with the hybrid situation of renter under the ground lease and homeowner of the structure. Mr. Robe asked about HAC requests to modify the Ground Sublease and what the HAC was looking for.

Sandi Boyd brought up a personal experience that when she purchased her home, she was provided a disclosure document that made misrepresentations about the SA providing earthquake insurance. She indicated this was an example of the SA failing to be open with residents.

Ms. Boyd represented that the HAC's intentions are to:

- Seek to act as a forum of education for issues effecting the community

- Channel communications to appropriate SA staff or CAG or UGCAM

- Operate the community with all the homeowners, and Kennedy Wilson, according to Davis Sterling Act.

Mr. Robe asked if the HAC could be more specific about the functioning of the HAC's newly formed committees for Landscaping, Financing and Rules and Regulations. How will HAC interface with and include KW? How will it interface with Jake (CAM Manager)?

Mr. Robe suggested the SA might be willing to consider expansion of HAC's role if it believed it was making decisions on behalf of the community and supported by the community and not in conflict with basics of the Ground Sublease.

There was discussion regarding recent changes - The Budget Advisory Group (BAG) was started last year. Accounting records are more accurate and limited to just University Glen. The reserve study was completed.

This led to discussion that CAG would like to see the HAC to make decisions on behalf of the community to be discussed with CAG and not bringing it to the SA board.

Where enforcement of rules requires subjective evaluation, would HAC be able to direct Jake on when to enforce and when not to. CAG could be used for appeal process. If the HAC is given more authority there will be assumption by CAG and SA that it is supported by the community.

Sandi Boyd wasn't sure HAC members would want that responsibility.

Laurie Nichols (SA) mentioned an escalation ladder to address how issues would escalate from community input to the highest level - SA involvement.

Ben Gordon (KW Multifamily) wanted said he thought there needed to be better delegation of authority to CAM Manager supported by the SA. He thought starting with rules and regulations HAC could direct CAM Manager to issue fines and citations.

Jake (CAM Manager) was supportive of the discussion and delegation of authority to clarify and support his actions with respect to enforcing ground sublease.

Laurie Nichols (SA) was asked if she will continue in her role as SA representative or will there be another change. HAC and KW concerned with lack of continuity in SA representation. Laurie believed

she would continue as a liaison assisting in developing processes and procedures to allow CAM Manager to handle day to day issues.

Laurie emphasized the Ground Sublease is the operating document that must act as guide.

Mr. Robe suggested that the same procedure in place for architectural review might also work for clarifying rules and regulations including an appeal process to the CAG. Provided it doesn't conflict with intent of the ground sublease, this could lead to greater transparency and trust among the community.

Sandi Boyd suggested it might be beneficial to expand the membership of the HAC to seven from five.

The meeting was adjourned at 5:28.