

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

August 27, 2020

In Attendance: Miriam Olson; Mark Hewitt; Bill Robe; Laurie Nichols; Jake Friesen; Rosa Bravo; Dae Paula Saulnier; Laurie Nichols; Tom Bokhart; Ben Gordon; Jennifer Arreola

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

Chair Report - Bill Robe.

Bill Robe opened the meeting with general discussion of expectations of CAG and how CAG might be restructured to be more efficient and effective in representing the CAG stakeholders.

E&S Ring:

Nothing to report by Ben Gordon

UGCAM Property Management-Jake Friesen:

1. Governors Guidance for higher education institutions mandates University Glen residents must maintain separation from CSUCI Students. UGLen residents are restricted from access to the quads, Broome Library and other CSUCI facilities.
2. During mid-August residents reported unexplained lights flickering and worked with SCE and Eastman Electric to identify problem.
 - a. It appears to be resolved by SCE
 - b. All owners experiencing this were recommended to call SCE directly'
 - c. Three slab leaks and two domestic water leaks were reported and may be related to high water pressure. Water pressure regulators to be installed.
 - d. Tom Bokhart ask why Kennedy Wilson installed water pressure valves at the apartments, B. Gordon reported that low flow aerators (not pressure regulators) were installed to lower water consumption.
3. Irrigation System repairs moving forward.
 - a. T. Bokhart mentioned the irrigation system had been poorly maintained by Facilities Services. Costs were inherited by residents.
 - b. DG Path - The DG path was damaged by a water overflow during water tower maintenance by Facilities Services.
 - i. UGCAM obtained bid from Brightview to repair.
 - ii. Pathway used often by the community and residents expect the responsible party to repair the damage or reimburse for cost of Brightview to repair.

HAC Report by Tom Bokhart:

1. ADHOC Committees being brought forward by the HAC. Discussion included:
 - a. Description of committees to be brought through the HAC

- b. What oversight should CAG over ADHOC committees
 - c. Rules and Regulation committee meeting weekly
 - i. Does SA need to be included?
 - ii. How does it affect constituents?
 - iii. Does it adhere to the Ground sublease?
 - d. The Site Authority is represented by Rosa and Laurie. Bring issues directly to both for operational support.
 - e. Social Committee is forming and will engage Kennedy Wilson
2. HAC zoom meeting is limiting community involvement from the chat box due to a technical problem. Attempts to correct are underway.
 3. Budget Advisory Group
 - a. Irrigation Cost to be reviewed
 - b. Financial matters should be run through this group
 4. Site Authority availability
 - a. Streamline the volume of public requests'
 - b. Suggestion to meet once a week with a member of the HAC.
 - c. Jake with UGCAM to be the direct communication with the UGlen homeowners
 5. Community homeowner satisfaction
 - a. Lack of representation.
 - b. Forming committees has been helpful.

SA Report- Laurie Nichols:

1. Reviewed the Organizational Chart of the Site Authority
 - a. Operational: Laurie Nichols and Rosa Bravo
 - b. Management/Controller: Ysabel Trinidad
 - c. Site Authority Board
2. Scope of work is out to bid for the Hillside slope repair.

Adjourn at 5:41pm

Next HAC meeting- Thursday, September 17, 2020 at 6:00 p.m.

Next CAG meeting – Thursday, September 24, 2020 at 4:00 p.m.

Next Site Authority Board Meeting- November 2, 2020 at 11:30 a.m.

CAG Open Items:

Reserve investment funds - Clarification of FDIC coverage
 Property Improvement Applications - HAC request to provide historical data
 Solar panel policy for townhomes
 Residential designation of University Glen within County Planning