

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

December 3, 2020

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

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

E&S Ring:

Tot lot is under review.

Working with HAC on the Rules and Regulations for compatibility throughout UGlen.

The Leasing Office is facilitating the HAC Social Sommittee with a drop off location (Halloween candy and donations for the hospital)

Open Item Discussion:

- Residential designation of the University (CLOSED)
 - o Outside of CAG
- Cell Service Towers (DEFERRED)
 - o To be pursued by the new development
- Request for Davis Sterling (CLOSED)
 - o According to CSUCI legal Counsel, Davis-Sterling is not applicable.
- Rules and Regulations
 - o HAC Committee will work with KW/E&S Ring for compatibility of rules/regs for residents and K.W. tenants.
 - o Preparing Draft Letter for UGCAM and SA review
 - o HAC is working to communicate to and receive feedback from the community.
- CAG Charter update
 - o Laurie reported ongoing conversation continuing while working on a final draft.
 - o SA committed to providing HAC opportunity to review draft.
 - o CAG will move to SA Operations level and charter developed based on current day-to-day operations developed from CAG past experience.
- Irrigation Deferred Maintenance (CLOSED-Referred to BAG)
 - o BAG group met and determined that the shortfall for deferred maintenance was not sufficient to pursue in light of other savings.

- The 20-21 budget includes the half time irrigation specialist budgeted for \$43k creating a savings of \$26k by transferring irrigation repairs to Brightview.
- Jake added that last fiscal year the budget was \$43k but only \$22k billed by University Facilities repairs completed in 2019-2020 FY.
- Repairs for irrigation through Brightview yields approx. \$20k savings.
- Solar Policy
 - Under review by CSUCI legal counsel
 - T. Bokhart asked how active is the PIA (Property Improvement Application)?
 - Jake mentioned that application process and insurance are ongoing concerns and are being worked through with the homeowner.
 - It was confirmed that it is an active PIA.
- Property Improvement Application History
 - Gabrielle and HAC are reviewing the topic.
 - Implementing only current PIAs at this time.
 - When Covid-19 restrictions are removed could consider obtaining historic files.
 - Laurie offered if HAC has specific address and she may be able to locate and pull the file.
- Wells Fargo Reserve Accounts - FDIC insured
 - Tom Bokhart mentioned the HAC concern included Interest rate as well as FDIC insurance .
 - Rosa reported that at this time there is no document obtained confirming the request of insurance of the 2.8M funds.
- Trail heads
 - Start where?
 - Suggestion is a connection from 32-acre Phase 2 development to CI Park
 - Community request

UGCAM Report: (by Jake Friesen)

- With Covid-19 UGCAM office is aware of homeowner financial hardship and working with homeowners .
- HAC landscape committee starting to look at the refurbishing project.
- Starting Budget review for FY 21-22
- Rules and Regulations
 - No citations given due to COVID. As of December, per Ground Sublease (GSL), signage restrictions will be enforced.
 - Per the GSL athletic equipment in common areas not allowed. Swings will need to be removed from common area and is suggested to submit a PIA.
- Townhouse gutter cleaning project has been completed.
- Second Phase of the tree removal with Brightview has been completed.
- Handyman service coming once a week, working on fences and paint work
- Insurance Presentation.

- FAQ and questions about insurance coverages for University Glen insurance declarations pgs posted online.

HAC Report: (by T. Bokhart)

- Discussion regarding cutting down of trees along Camarillo Streets two months ago.
 - Ambiance of the drive has been taken away, can something be done to replace the aesthetics?
 - Gateway to the community starts at Camarillo Street and would like the entrance to the community to look nice.

Site Authority: (By L. Nichols)

- President Beck transferring to California State Northridge and Dr. Richard Yao is our interim president for 18-months during search for permanent replacement. She will transition early January.
- With COVID spikes and to minimize exposure, the Spring student enrollment “on campus” will decrease to half of the Fall enrollment, reducing from 235 students to roughly 100 students.
- K.W. Multifamily is gathering quotes to repair the fence and gate to the 32 acre project.
- Chief Morris to present to the group of the services provided by the campus police department
- Miriam asked regarding the outgoing buses that travel to Lewis Rd and pot holes they create. In need of repair again. The land over the bridge is Ventura County, the University team has been patching it up. Laurie will check and report.
- Mark Hewitt mentioned there is a gap developing at the bridge now approximately 4 inches.

Public Comment: Chris Williamson mentioned that the State of California Fire Hazard Technical Advisory is out for public comment and the due date is December 9th. He wished to advise the campus and will send the document when received.

Adjourn at 5:30pm

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

Next CAG meeting – Thursday, January 28, 2020 at 4:00 p.m.

Next Site Authority Board Meeting- February 22, 2020 at 11:30 a.m.