

## UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

March 25, 2021

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

Bill Robe called to order at 4:03 p.m.

### **HAC Report: (By T. Bokhart)**

Received a response back from HAC regarding the CAG Charter:

Dr. Chris Williamson, Chair of the HAC, spoke about the HAC proposed revisions to the Site Authority CAG reorganization plan as submitted on March 25, 2021, at 12:00 p.m. Modifications are generally non-financial matters. Specifics included provisions that residents may not be restricted from addressing the Site Authority Board or Board of Trustees, limiting resident representation to the HAC representative, and inclusion of a renter.

Dr. Williamson discussed the following: That the HAC ad hoc committees were not an ideal situation. In reviewing the legislation creating the Site Authority he noted the Site Authority was established to transition the mental hospital to a campus and compatible uses. He noted there are currently 600 occupied homes and therefore the transition has been completed. Dr. Williamson stated that the governing law creating the Site Authority is silent on the governance of a small town. The HAC is waiting for SA legal counsel to respond to their request for a formal legal opinion regarding state, county, CSUCI, and SA jurisdiction of the community. Dr. Williamson again noted the ad hoc committees are not ideal and HAC is interested in discussing how it can better manage community.

Dr. Williamson added that they continue to find parts of the community are not as previously understood. For example, it was recently discovered that the parks are allowed to be used by the general public after being told that they were exclusive to University Glen residents.

Tom Bokhart added there is confusion between the function of the CAG and that of the BAG. Which group deals with what? It is the same people, and it is confusing when it goes to the two groups. There is a discussion by the HAC whether the two groups should collapse.

Mr. Bokhart mentioned that the CAG charter discussion can be tabled and didn't expect to get it resolved in this meeting.

Mark Hewitt asked if a renter can be allowed to be a HAC member. Jake responded that he had not been asked if they can run for the HAC.

Mr. Bokhart asked for further involvement from Chief Morris or staff to assist with answering questions about the rules and regulations committee.

There are new outstanding issues and they would like further clarification from the CSUCI Police department on traffic codes. Kennedy Wilson asked that they be apprised of any additional changes to the rules and regulations.

In relation to the open public access to athletic fields, basketball court, the dog park, and the turf area, Mr. Bokhart expressed concern over implications for rules and regulations and financial implications. Mr. Bokhart asked why the community has been responsible for paying the maintenance rent for public facilities? It also needs to be further addressed how to enforce rules to the public.

Rosa Bravo mentioned the Site Authority would need to review the issue of public access to the common areas.

Miriam asked for recourse from the state for the financial contribution.

Ben Gordon mentioned this is not an atypical construct. Kennedy Wilson has a similar situation in a Ventura apartment complex that shares a courtyard for public use maintained by the apartment owner.

Dr. Williamson mentioned the real estate disclosures are misleading. He asked for state law clarification and requested the Site Authority respond with the legal laws that apply here.

#### **UGCAM Report: (By J. Friesen)**

Jake brought up that recently a community member asked if University Glen can assist the Food Share of Ventura County as a location center. E&S Ring and UGCAM office are looking into making that available.

The townside pool is to be opened on April 2nd, and the cleaning crew will be back. A pool monitor will be left in place until Covid restrictions allow them to be lifted.

The social committee advised Jake that 23-24 people wanted to have a garage sale for April 10th and wanted to have signage. They suggested it was a community event, and Dae Paula asked if it could be done in the Community Park. In speaking to the Site Authority, a permit request will be required. There could be insurance requirements as well. Consideration is being given to get a 10-yard dumpster to throw out anything that does not get sold, and the community can clean out their garages.

Mr. Bokhart asked if the social committee is communicating with Kennedy Wilson on the events brought forward. Mr. Bokhart mentioned they have an exciting agenda and KW should be included. He added that the Garage Sale that was envisioned initially by the social committee was looking at just opening the garage door and having a garage sale. Where what is being discussed today is more of a Swapmeet—offering different mechanisms to work through to determine what works best for the community.

Jake Friesen mentioned that when a garage sale is opened at a larger community event, there are neighbors who do not appreciate outside people are coming around and looking at their neighbors' stuff as well as related parking issues. Other parts of the community have expressed concern over general public access.

The last item he brought up was based on the \$500,000 budget. A budget allocation has been discussed with KW and Brightview. They have come back with a percentage of the budget that includes the four roundabouts', and the pools are allocated through the entire community's common areas. By doing so, the allocation per door comes to \$569.94. Brightview is in the position to match that budget on Single-

family homes on Anacapa and townhouses on Landing cove and KW to work on courtyards of Cathedral Cove, Frenchy's Cove, and move forward with Phase 1. Will meet and discuss with Landscaping committee. A small change in the pallet has changed. The Site Authority is reviewing the pallet change. Jake mentioned that a motion on the following April 15th HAC meeting could be motioned to start Phase I.

Mr. Bokhart mentioned that it goes through the BAG and if it is being discussed. This year the \$500,000 is approved from the reserves. Mr. Bokhart asked if the BAG has approved the landscaping project. The HAC landscaping committee needs to say yes, and agree with the Phase I project moving forward.

Mrs. Bravo mentioned that the detail was brought forward to the CAG last year from a budget standpoint, acknowledging the BAG already has approved the \$500,000. The landscaping phase will not be brought to the CAG again. This project will need to go through the Landscaping committee and the HAC for final presentation to the community. The stalling of the project has been due to the detail of executing the entire project. The plan now is to piecemeal and complete in sections rather than a large undertaking of the project in whole.

The landscaping committee has been aware of the entire project all along. The recent change is due to the per door allocation and reworked the per door allocation as the roundabouts and pool are considered common areas. Mr. Gordon added that the HAC has a decision to stall further on single-family and townhomes landscaping renovation, but from KW's perspectives, the budget has been approved to keep moving forward.

#### **E&S Ring (By B. Gordon)**

Mr. Gordon mentioned they continue to work on the Tot Lot.

Mr. Bokhart asked if the fencing of the 32-acre project is the Site Authority's responsibility or Kennedy Wilson's. It was fixed after being brought up at the last CAG meeting but is now looking worse than ever. It needs new green screens. It seems like someone crashed through the gates.

Mr. Gordon mentioned that it is still part of the Site Authority. Mrs. Bravo asked Jake to send pictures, and the gates can be addressed.

#### **Site Authority: (By R. Bravo)**

Mrs. Bravo mentioned business as usual and has experienced a slow down in resales. Sales are expected increase in early spring and summer

The D&O insurance for the HAC-Acting on behalf of the Site Authority was discussed. Mrs. Bravo mentioned that the cost for D&O insurance would need to be addressed with the Budget Advisory Group to determine if the cost can reasonably be added to the CAM.

Mr. Hewitt asked Mr. Bokhart if he contacted his insurance agent to determine if an individual can be protected from being part of a board. Mr. Bokhart didn't know if his agent offered anything. Mr. Bokhart asked, would the Site Authority sanction the committees? Can we get a legal opinion from the Site Authority's legal counsel?

The second outstanding item is what standards do the committees have to live up to in regards to minutes? It has been answered that they do not have to follow Davis Sterling and Brown Act.

Mr. Bokhart asked for a follow-up on the Wells Fargo account. Mrs. Bravo mentioned that it continues to be in review by the Site Authority, and Stephanie is working on the item to bring it forward to the Site Authority Board to approve an investment policy for the reserve funds.

Adjourn 5:05 pm

Next HAC meeting, Thursday, April 15, 2021 at 6:00 p.m.

Next CAG meeting is Thursday, April 22, 2021 at 4:00 pm.

Next Site Authority Board Meeting is Monday, May 17, 2021 at 11:30 a.m.