

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

May 27, 2021

In Attendance: Bill Robe; Laurie Nichols; Jake Friesen; Rosa Bravo; Jennifer Arriola; Laurie Nichols; Tom Bokhart; Miriam Olson

Bill Robe called to order at 4:02 p.m.

Open Item Discussion and Updates:

Public Access to common areas-Pending

- Waiting for an answer from SA general council. Laurie to follow up

D&O Insurance-CLOSED

- Discussed with the Insurance Review with Alliance agency. Confirmed that SA will not be providing the D&O insurance for HAC and HAC committees.

Wells Fargo Reserve Investment-Ongoing

- Tom requested that the funds be FDIC insured and Interest bearing
- Working with the Chancellor's Office to determine what investment instruments are available for University Glen Reserve funds.

HAC request for Jurisdiction clarification - Pending response from SA legal counsel

- No updates and does not fall under the CAG's purview

CAG Reorganization

- Laurie summarized the CAG's purpose and reorganization
- Tom Bokhart asked how the community issues are brought to the SA Board meetings
- Residents are concerned what the SA hears from the BAG and the CAG
- The BAG is not part of the charter
- Tom Bokhart asked if the BAG issues are brought to the SA Board
 - He asked about the \$200k rebate balance owed to residents from the Camrosa invoices
 - Chris Williamson letter included this component addressed to the board
 - Laurie mentioned that it has been discussed at SA level.
 - Initial infrastructure of UGlen was through the legislation and the bonds are tied to this cost.
 - The Board does not run the day-to-day activity and makes only "big picture" decisions. Large financial issues are referred back to the Staff to resolve.
- Communication of issues brought to the SA board

- Laurie and Rosa representing SA Staff Operations are communicating accurately to the board through the operations report .
- The processes take a length of time to reach a resolution
 - System and procedures must go through a hierarchy of discussion and approval.
 - Status of these issues was requested from Chris Williamson (HAC Chair) letter

HAC Report: (by T. Bokhart)

The HAC has approved a resolution titled: Guidelines Regarding Committee Membership and Chairs. It is expected that it may be revised from time to time as required.

- Tom Bokhart recalled that SA Director Robert Eaton, at February 2021 SA Board meeting, asked for legal update on HAC Governance/Jurisdiction request and was disappointed it was not further discussed at the following May SA Board meeting.
 - Laurie asked if there are health and safety concerns that need immediate resolution.
 - She clarified that the response from legal will take time and it is not a simple answer.
 - Laurie asked if there are issues that need to be dealt with from day-to-day operations.
 - Tom Bokhart asked about adding to campus traffic laws and who can authorize this. Tom asked specifically about skateboards, why can't use of skateboards be enforced in Uglen like the enforcement on Campus?
 - Laurie addressed the question that the president can make rules for the campus community. Who can make rules for the community? The State? That question has been raised to Mr. Mootchnik (CSUCI legal counsel).
 - Laurie asked again about immediate health and safety concerns.
 - Laurie mentioned that the campus enforcement is less enforcement and more focused on educating where possible.
- Rules and Regulation update:
 - The Final Draft was posted on website on June 1st
 - Request comments and feedback
 - Possible Town Hall meeting for resident discussion.
 - Compile resident comments for the HAC to evaluate and make adjustments to the Final Draft version.
 - Bring to the CAG for a possible walk through
 - Laurie and Rosa to bring it forward to the SA board for approval
 - Tom Bokhart asked if KW will be including the R&R with his lease agreement
 - Bill Robe mentioned that from prior meeting minutes, Ben Gordon did not have any concerns with the R&R and mentioned the apartment Rules were more restrictive.

E&S Ring (by Jennifer Arriola)

Tom asked if Kennedy Wilson can provide a rendering of the Tot Lot at the next CAG meeting. Jennifer agreed to bring it up with KW.

UGCAM Report: (by Jake Friesen)

- CAM budget '21-'22 CAM Budget of \$2.1M was approved
 - 3.5% increase from last year's budget
 - Apartments , Town Center apartments, and Town Center Retail increased 5%
 - Single Family increased 5% to \$232.22 per month, and Townhouse increased 2% to \$369.34 per month
- Water main pipeline for reclaimed water ruptured. Facilities is working on the repair
 - 7-10 days without water
 - 100k gallons to water to be available to water sod on Saturday
 - Could not get it scheduled due to Campus Commencement
 - Tom Bokhart asked who is paying for the repair. This is part of the infrastructure of the University
- Landscaping project moving forward and Brightview will be working with residents to determine what plants will be replaced during first phase of landscape project.
 - Tom Bokhart expressed concern that UGlen Maintenance Rent may not be properly assessed and might include expenses attributable to KW properties. He asked for a review of the KW ground sublease.
 - KW is responsible for everything inside their parcel including parking, etc.
 - BAG representatives to discuss
 - Who pays for their courtyards and their perimeter? What is common area and what is not of the KW parcels?
- HAC election moving forward (four candidates)
 - Carolyn Phillips
 - Curtis Burgan
 - Joey Alacon
 - Sandi Boyd
- Candidates will be presented three questions.
 - A Webinar of the HAC Election Townhall on June 3rd at 6:00 p.m. via zoom.
 - Posting Townhall zoom recording online for the community to look if unable to attend the Townhall meeting.

Site Authority: (By R. Bravo)

- Home Sales have slowed down as less sellers interested in placing homes for sale
- Interest in UGlen affordable housing program by Faculty & Staff continues to increase.
- Year End Audit for the Site Authority Finance Team is expected to start end of June.

Adjourn at 5:05pm

Next HAC meeting- Thursday, June 17, 2021 at 6:00 p.m.

Next CAG meeting – Thursday, June 24, 2021 at 4:00 p.m.

Next Site Authority Board Meeting- August 9, 2021 at 11:30 a.m.

