

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

June 24, 2021

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

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

HAC Report- by T. Bokhart

Rules and Regulations

- HAC with consent of the SA moved forward and presented the Rules and Regulations (R&R) to the UGlen Community.
- Results came back with low 10% community responses/feedback.
- HAC R&R committee is reviewing responses and continuing work on the draft of pending R&Rs.
- It was discussed the ground sublease indicates the Site Authority can respond to the recommendations of the HAC.
- A final draft of the R&R is not expected to be ready for presentation at August SA meeting.
- T. Bokhart mentioned that he wanted to discuss if the procedure is being followed correctly
 - The SA has final say of the Rules and Regulations
 - The Committee has no voting control and cannot adopt the rules; however, can make recommendations.
 - Caroline Phillips spoke and mentioned that some residents believe the had already been finalized. Phillips questioned the process of notifying residents of HAC recommended revisions with respect to time allowed to respond and also that the information was not sent in a formal letter.
 - The Ground Sublease does not specify a process for R&R revisions.
 - Notification was distributed to residents via e-blast and community letter
 - Laurie mentioned that per the ground sublease, the HAC was created to review architectural modifications but acknowledged the HAC can propose amendments and revisions to rules and regulations in order to encourage more community dialogue.
 - Rules Committee originally started with Dog Park signs; potted plants and landscaping and items left visible in yards.
 - R&R Committee has attempted to update rules to and make legally compliant where needed.
 - Concerns regarding enforcement were brought up
 - Regarding notifying residents of proposed changes and requesting feedback, a link to the draft R&Rs was sent to all the community members via email on June 9 with response requested by June 16.
 - CAG determined that the community was provided with too little time to review the draft R&Rs and respond.
 - HAC and R&R Committee will revisit.

- HAC Elections:
 - Carolyn Phillips
 - Sandi Boyd
 - Seating on July 1st
 - 103 residents voted

UGCAM Report: J Friesen

Covid Update:

- Opened Pools and Gyms as of June 15th
- In cooperation with E&S Ring and SA personel, it was determined social distancing will continue out of an abundance of caution. The lounge chairs and cabanas are six feet apart
- In interior spaces, masks are requested to be worn and social distancing to be maintained
 - Gym open from 5 am to 10 pm with cleaning 10am to 11am and 6pm to 7pm daily.
- Communicated hours to police department
- Will continue to update of any changes.
- Do not want to be a location causing spread of COVID

CAM Maintenance Rent Updates:

- As of July 1st new rates will apply
- Letters have gone out
- New rates posted online

Landscaping

- An irrigation specialist will be employed upon the completion of the irrigation
 - No billing at this time and \$14k allocated for irrigation repairs has not been spent.
- Landing Cove and Anacapa are complete with mulch
 - Landscape committee is counting plants
 - Roundabouts completed
 - Received plans from KW for Cathedral Cove and Brightview is pricing.
 - Invoice in place through 6/30 for Cathedral Cove from common area reserves.
 - Comments about roundabouts look good without landscaping and now look nice with landscaping
 - In consultation with Jason Hughes and Facilities, the landscaping plans have moved forward with no expectation of lack of reclaimed water during the drought season.
 - Plant irrigation stations water once a week. During a drought concerns would be specific to turf areas.
 - T. Bokhart brought up a section of KW sublease regarding KWP's responsibility for landscaping services and expressed concern how money is spent.
 - KW responsible for the interior of their landscaping
 - Responsible of their landscaping in their town center
 - In speaking with KW, they pay their fair share contribution of common areas existing at the exterior of their buildings.
 - Parking lots and courtyards

- CAM management is responsible to landscaping services for common area spaces
- Question regarding submeters. Without water meters how do we incentivize residents to decrease usage by 15%
- Recommend more education within the community regarding water use

E&S Ring and KW Report- Dae Paula

- T. Bokart asked if wine was allowed in the community center
 - Dae Paula mentioned that it this time alcohol is not allowed in the community center

Site Authority- L. Nichols

- As of July 1, management personnel will be coming to campus in person.
- Personnel will follow CALOSHA emergency standards and specific requirements for the workplace to continuously protect the community and staff.
- Repopulating campus and return of students starting August 23rd
- 32-acre project Update:
 - Questions regarding the community park access is currently under discussion
 - The Joint Use Agreement discussed.
 - Request from legal opinion on the jurisdiction
 - Change metering process and measure units independently
 - New development will not be subject to same categories and will be market value.
 - Restricted age housing will be included in the agreement.
- Board meeting in August and working to bring it forward
- Southern California Gas has requested installation of an electronic meter for University Glen
 - SA is working with public works. So Cal Gas has asked to meet with the University to work on both phases
 - One pole for all the east side of the campus
 - More to come including more information on aesthetics of metering device.
 - T. Bokhart asked that information to be provided to University Residents

Adjourn at 5:07 p.m.

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

Next CAG meeting- Thursday, July 29, 2021 at 4:00 p.m.

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