

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
Thursday, October 21, 2021 6:00 pm VIA ZOOM only

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1) Meeting Minutes

- I. **Call to Order** – Chair, Sandi Boyd
 - a. Sandi Boyd called the meeting to order at 6:00pm.
 - b. HAC members in attendance:
 - Sandi Boyd
 - Tom Bokhart
 - Carolyn Phillips
 - Kevin Olson

There was a quorum.

II. 32-Acre Development (University Glen Phase 2) Announcement and Presentation:

- a. Laurie Nichols, representative for the Site Authority, thanked everyone for attending and clarified that this is the first of many conversations that will be had about the 32-acre development. Nichols then introduced Sean O'Brien of Kennedy Wilson Multi-Family. O'Brien announced that construction on the 32-acre parcel is set to begin in the next few weeks. They presented renderings of the project and explained that there will be 310 market-rate apartments, 170 age and income restricted apartments, and "for sale" single-family homes and townhomes. At this time, 120 single-family and townhome units are approved to be built, for a total of 600 units. However, only 109 single-family/townhome units are planned to be built at this time. The site plan for the project was presented, which can be found in the Environmental Impact Report ("EIR") posted on the CSUCI University Glen Website. O'Brien presented the following approval timeline for the project:
 - i. February 2017: Draft Environmental Impact Report ("EIR") released for CSUCI Specific Reuse Plan Amendment and Phase 2 Development of the East Campus Residential Neighborhood Project
 - ii. May 2017: Final EIR released
 - iii. July 18/19, 2017: California State University Board of Trustees approves University Glen Phase 2 project and certifies the Final EIR for CSU Channel Islands University Glen Phase 2 Housing Project
 - iv. July 20, 2017: Notice of Determination filed.
 - v. August 7, 2017: Amendment #1 to Community Development Area Specific Use Plan Approved by CSUCI Site Authority
 - vi. August 19, 2017: End of 30-day period for legal challenges.
- b. Use the following link to access the Vision Plan, Schedule, Timeline, and Presentations and Media for the UG Phase 2 project: <https://csuci.edu/ci-2025/vision-plan.htm>

- c. O'Brien then answered questions that were sent via email prior to the meeting:
 - 1. Question #1: "What are the major milestones for the project?"
O'Brien responded that construction would begin in the next few weeks. There will be roughly nine months of site work, including demolishing and rebuilding roads. Then the homes and apartments will be built.
 - 2. Question #2: "What impact in regard to parking and traffic flow can we expect in the next few months?". O'Brien responded the impact will vary throughout the construction process. All of the construction traffic will be conducted through the first round-about, so no construction vehicles should impact the streets within the Phase 1 development.
 - 3. Question #3: "If traffic flow will be impacted, will a temporary evacuation plan be necessary during construction?". O'Brien responded that no construction traffic will be stopping, parking, or inhibiting the flow of traffic in or out of the community.
 - 4. Question #4: "What work hours and workdays have been established?". O'Brien reported that in the Environmental Impact Report ("EIR"), there are allowed work hours listed.
 - 5. Question #5: "How will we obtain project updates moving forward?". O'Brien responded that updates will be given to residents at key intervals, as determined by the construction crew, through either the HAC or the Site Authority.
 - 6. Question #6: "How do we forward complaints or suggestions as the work begins?" O'Brien responded that it is required that they post a phone number on the construction site visible to the public.
- d. Laurie Nichols shared several links related to the Phase 2 project through the chat. These links can be found below in the Zoom Chat Transcript. Nichols also announced that a townhall will be held Saturday, December 4th at 2:00PM in an outdoor public space to discuss resident's questions more in depth.
- e. Tiina Itkonen, townhouse owner and tenured professor at CSUCI, asked O'Brien when Kennedy Wilson expects the first resident to move into Phase 2. O'Brien responded that the first residents are at least two years from moving in.
- f. Gabrielle Powell, townhouse owner, asked O'Brien if union labor will be used to develop Phase 2. O'Brien responded that no, this is not a prevailing wage project.
- g. Kelsey Pritsker-Helling, townhouse owner, asked how to find information about the new homes that will be built, including availability, pricing, and floor plans. O'Brien responded that there will be an email address and website set up soon for prospective buyers. At this time, residents can send their inquires to universityglenphase2@kennedywilson.com. Anyone who has joined this email list will be added to the emailing list when a new email address has been established.

- h. Gabrielle Powell, townhouse owner, asked if current University Glen residents will get priority for purchasing in Phase 2, before the general public. Laurie Nichols responded that the priority system will still apply, all things being equal. The same “categories” will stay in place and will apply when there are two home offers that are equal.
- i. Anayeli Torres, townhouse owner, asked which homes would be built first. Laurie Nichols responded that the age and income restricted apartments are slated to be built first but could be built in conjunction with other single-family homes as well. O’Brien supported this statement.
- j. Carolyn Phillips, HAC Member, asked how dust will be mitigated by the developer during demolition. O’Brien reported the EIR sets specific requirements for dust mitigation, including but not limited to, wetting surfaces to limit the dispersion of dust. All fugitive dust regulations will be followed by the contractor. Phillips asked who will pay for cleaning if dust lands on the townhomes. O’Brien responded that it would depend on how much dust is generated and where it lands. Phillips asked if any roads will be closed, to which O’Brien responded that no roads are expected to be closed during development.
- k. Peggy Sherman, townhouse owner, asked why this is not a prevailing wage project. O’Brien responded that the Department of Industrial Relations determined that because there are no public funds being used for the project, this is not a prevailing wage project. This determination can be found on dir.ca.gov.
- l. Tiina Itkonen, townhouse owner, asked how many cars are expected to be in the new development. O’Brien responded that he does not know off the top of his head, but that the number is in the traffic study portion of the EIR. Itkonen also asked why a new EIR or a supplementary EIR was not completed more recently than 2017 because the 2017 EIR does not address the evacuations from the Hill-Woolsey Fire. O’Brien commented that he cannot comment on CEQA law as he is not versed on the subject. Laurie Nichols added that traffic study cited in the EIR that was conducted by a third party, included the 32-acre development. They included an additional 600 cars (one car per newly built unit) which is the standard for traffic studies.
- m. Gary Garcia, townhome owner, asked if the resale value of the new homes would be restricted as they are in Phase 1. Laurie Nichols responded that no, they will be fair market value.
- n. John Beck, townhouse owner, asked if the existing roads in Phase 2 will stay in place or be demolished. Laurie Nichols responded that the new design requires the roads that are currently in place be demolished where no longer appropriate. Sean O’Brien agreed with this statement.
- o. Laurie Nichols commented that she has seen the comments in the chat about the estimate of 600 cars in the new development and stated that this can be addressed in more detail at the upcoming town hall meeting. However, she offered that it was third-party professionals who conducted the traffic study and

that this is what they do as a company. Nichols added that any questions or concerns can be sent to 32acres@csuci.edu.

- III. Tom Bokhart, HAC Member, motioned to approve the meeting minutes for the August HAC meeting. Carolyn Phillips, HAC Member, requested that the minutes be sent to the members of the HAC for approval two weeks after the HAC Meeting date. Jake Friesen, CAM Manager, noted this request. Tom Bokhart, Sandi Boyd, and Kevin Olsen voted to approve the meeting minutes for September. The meeting minutes for the September HAC meeting were approved. The meeting minutes will be posted to the University Glen website shortly.

IV. Public Safety Report (CSUCI Police Department)

- a. Lieutenant Chris Jetton reported that on Saturday, October 23rd the Coffee with the Cops will take place from 8:00AM-11:00AM outside the Mission Hills Leasing Office to raise money for Breast Cancer Awareness. Lieutenant Jetton announced that Operation Safe Halloween will be back this year, so expect to see police personnel and a police department station set up on the intersection of Cuyler Harbor Drive and Channel Islands Drive. Be aware that there was a reported possible mountain lion sighting on campus recently.
- b. Tiina Itkonen, townhouse owner, asked Lieutenant Jetton if he was aware that the traffic study for the 32-acres estimated a total of 600 cars and if there are more than 600 cars, how will this affect the way CSUCI PD conducts their evacuations? Lieutenant Jetton responded that the current evacuation plan in place establishes set traffic control points. Therefore, as long as CSUCI PD has enough staffing to conduct these set traffic control points, it does not matter whether there are 600 more cars or 2,000 more cars. He continued that the most recent evacuation was actually less chaotic than the first, and that the most recent evacuation was affected by the closure of the 101 freeway, not any issues on campus or in University Glen. In addition, there was a contingent of officers in the community after the evacuations were complete to assist residents in retrieving items from their homes, etc.
- c. Gabrielle Powell, townhouse owner, commented to Lieutenant Jetton that the closure of the 101 freeway may be the norm now during evacuations and she believes this needs to be considered when planning evacuation routes. Lieutenant Jetton responded that in the last evacuation, the fire was not close enough to warrant an evacuation of great speed. If the fire had been upon the community, they would have taken greater measures to ensure a faster evacuation in spite of the 101 closure. He added that the CSUCI PD, since the last evacuation, has put in place a new and comprehensive, Transportation Emergency Preparedness Plan with the County of Ventura to address issues in the future, such as another closure of the 101 freeway.
- d. Tom Bokhart, HAC Member, requests that the CSUCI PD pay special attention to the first round-a-bout during the first week or so of construction. Lieutenant

Jetton responded that CSUCI PD has been privy to the construction traffic routing maps and they will be directly involved in monitoring and holding the developers accountable if they violate traffic regulations put in place.

- e. Gabrielle Powell, townhouse owner, asked how to display motorcycle parking passes and if there is a pass made for motorcycles yet. Lieutenant Jetton responded that there is not a pass made for motorcycles at this time but Jake Friesen, CAM Manager, and Dae Paula Saulnier, Mission Hills, are working to get passes made. Friesen added that they are looking at getting passes that attach to the spokes of motorcycles.
- f. Patrick McClone, townhome owner, asked Lieutenant Jetton to elaborate on the requirements that the 32-acre developers must follow regarding evacuations. Lieutenant Jetton responded that he did not say that the developers had to follow regulations regarding evacuations, but that they had to follow requirements regarding traffic flow (especially large vehicles) during daily construction. McClone also asked who would enforce traffic flow regulations and usage of Channel Islands Drive by construction vehicles. Lieutenant Jetton responded that the CSUCI PD will be enforcing traffic regulations and that they have direct communication with the superintendents and contractors supervising the 32-acres. McClone asked if an officer could be placed at the first round-a-bout during heavy traffic to enforce traffic regulations. Lieutenant Chris Jetton responded that he cannot guarantee an officer will be there every single day during heavy traffic, but they will be close by and aware of what is going on.

V. BrightView Landscape Report – Scott Godfrey

- a. Scott Godfrey, the Regional Manager for BrightView Landscape Services, reported that they had met with Jake Friesen, CAM Manager, and the rest of the BrightView team to discuss various landscape items including the brush clearance around the new construction and upcoming fire regulations that will affect the community. These fire regulations are also being considered when planning for the Phase 2 Landscape Refurbishment. BrightView is working with the UGCAM Office to pursue grant opportunities with the county and state. These grants would potentially provide financial assistance in meeting upcoming “defensible space” fire safety requirements that are anticipated to go into effect in January 2024. This is the third month of monthly irrigation reports being included with the irrigation technician invoices. Additionally, a “test section” will be created to assess best practices to avoid sprinkler overspray. The section of the Large Dog Park that has been resting will soon be mowed and reopened to residents. The section of the Large Dog Park that has been in use will then be closed for seeding and aeration. Godfrey reported that Eric Lopez, the foreman for the BrightView maintenance crew, has been working on ensuring that work orders are addressed in a timely manner. Lopez has also been working to remove the autumn leaf litter that has been accumulating.
- b. Tom Bokhart, HAC Member, asked Scott Godfrey if he will engage the Landscape Committee on the plans for Phase 2 of the Landscape Refurbishment Project.

Carolyn Phillips, HAC Member, commented that she thinks that the new plants installed during Phase 1 of the Landscape Refurbishment Project are boring and not what she believed was going to be planted. Jake Friesen, CAM Manager, explained that the plant palette for the round-a-bouts as well as Cathedral Cove was agreed upon by Mission Hills, the landscape architect paid for by Kennedy Wilson, members of the HAC Landscape Committee at the time, and himself. Phillips responded that she still believes that the palette is boring and asked if the Phase 1 plants can be replaced by new plants. Friesen responded that no, the plants will not be replaced but any plants that have not survived will continue to be replaced. Tom Bokhart, HAC Member, stated that moving forward he would like the Landscape Committee to be included in discussions about community plant palettes. Friesen responded that he has been including the Landscape Committee in these types of discussions and that he will continue to do so. Gabrielle Powell, who was on the Landscape Committee previously, commented that although it will never be perfect, she has seen improvements in areas that were refurbished in Phase 1 and that several plants that have died have been replaced.

- c. Sandi Boyd, HAC Chair, asked Godfrey if state water usage restrictions due to drought would affect the irrigation in the community. Godfrey reported that he had been in conversations with local water agencies recently who informed him that the drought should not affect irrigation at this time, as their reservoirs are currently full. He added that BrightView continues to monitor the situation and will continue to use low water usage plant material in their palettes.
- d. Gabrielle Powell, townhome owner, asked if sycamores will be trimmed during the annual tree trimming. Godfrey responded that yes, sycamores will be trimmed to ensure the health of the trees as well as to maintain building clearance. Jake Friesen, CAM Manager, added that in order to comply with anticipated “defensible space” fire regulations beginning in 2024, no mulch will be used as ground cover within 5-feet of structures. Carolyn Phillips, HAC Member, expressed her frustration with the placement of mulch between her and her neighbor’s yard. Phillips stated that there were no new plantings when the mulch was allegedly deposited. Godfrey said that he will look into the issue the next day. Friesen stated that a work order was made, however, BrightView reported that they had no knowledge of mulch being installed in front of Phillip’s home. Friesen added that he knew Phillips was also having an issue with raccoons in her courtyard and asked that they discuss these various concerns at a later time.

VI. Committee Reports

- a. Social Committee – Maisha Olson (Chair)
 - i. Melea King, Social Committee Member, was not in attendance and was unable to give a report. Sandi Boyd, HAC Chair, shared that the Social

Committee was busy preparing for the upcoming Halloween movie night, goodie bag drop-offs, and other festivities.

- b. Landscape Committee – Tom Bokhart (Chair)
 - i. Tom Bokhart, Landscape Committee Co-Chair, reported that the Landscape Committee has not met yet. There are six landscape work orders from September still currently open. There are twenty-three landscape work orders still open from January 2021. Bokhart stated that he will follow up with UGCAM to make sure work order numbers are being sent to those requesting work orders.

- c. Community Garden Committee – Gabrielle Powell (Chair)
 - i. Gabrielle Powell, Community Garden Committee Chair, reported that she believes the current garden expansion plan require the use of a backhoe. At this time, she has reached out to see if she can use the backhoe that the CSUCI Facility Services owns. They will also need to have an operator for the backhoe. Powell will ask BrightView if they have a backhoe they could use if the Facility Services does not. The budget is currently \$5,000 and Powell believes the project will require \$7,500.

- d. Finance and Budget Committee – Sandi Boyd (Chair)
 - i. Kevin Olson, HAC Member, reported that the Budget Advisory Group (BAG) met on October 19th with Ben Gordon of Kennedy Wilson Multi-Family. They discussed the 32-acre development and various outstanding issues that Phase 1 of University Glen has with the Site Authority regarding infrastructure and the CFD bonds. The BAG also discussed the new playground that is currently being planned. Olson reported that the playground is a reserve item, therefore, every door in the community pays into the refurbishment of the playground. The BAG is hoping that the Site Authority will sign off on the proposal for the new playground when it is presented to them.
 - ii. Patrick McClone, townhouse owner, asked who owns the playground. Kevin Olson responded that it is his understanding that Kennedy Wilson owns the playground. McClone asked why the playground is a reserve item if Kennedy Wilson owns it. Jake Friesen, CAM Manager, explained that sixty percent of the reserves are funded by Kennedy Wilson Multi-Family, therefore, the Site Authority decided that the community as a whole would pay for the refurbishment of the playground. Sandi Boyd, HAC Chair, further explained that when the Site Authority and Kennedy Wilson wrote their ground sublease, Kennedy Wilson was given the choice to decide what amenities they wanted to include in the Common Area. When it is at their financial advantage to leave an amenity in the Common Area or to take it out, they have the legal right to do so by their ground sublease. For example, the Community Room in town center is

not in the Common Area because Kennedy Wilson would like to refurbish the Community Room more often and at a higher cost than what the community alone could afford. Carolyn Phillips, HAC Member, asked Boyd if Kennedy Wilson's ground sublease gives them the right to determine how much the community has to pay into the reserves for the amenities in the Common Area and does their ground sublease give them the right to make rules for the amenities in the Common Area? Boyd stated that amenities that KW chooses to leave in the Common Area go through the reserve study process and the number that comes out of this process determines the budget for each amenity. Kennedy Wilson does not choose the budget for the Common Area amenities. Kennedy Wilson also does not determine the rules for Common Area amenities because we govern them commonly. Therefore, the HAC has the right to recommend rules to the Site Authority for the Common Area amenities.

VII. Community Advisory Group – Melea King

- a. Melea King, the CAG Representative, was absent. Therefore, no report was given.

VIII. Common Area Maintenance (CAM) Manager--Jake Friesen

- a. Jake Friesen, CAM Manager, reported that as of October 18, 2021, the Ventura County Health Officer extended the August 20, 2021, directive ordering all individuals in the County to wear face coverings in all indoor public settings and businesses for the control of COVID-19 and will continue to be in effect until Ventura County:
 - i. Reached Moderate (yellow) COVID-19 transmission tier.
 - ii. COVID-19 hospitalizations in the County are low and stable, in the judgement of the Health Officer.
 - iii. Eight weeks have passes since a COVID-19 vaccine have been authorized for emergency use by federal and state authorities for 5 to 11-year old's or 80% of the County's total eligible population is fully vaccinated with two doses of Moderna or Pfizer or one dose of the Johnson & Johnson. Booster doses not considered. Or until Order is extended, rescinded, superseded, or amended in writing by the Health Officer.
- b. Patrick McClone, townhome owner, asked if this Ventura County Health Officer mandate was a law and who would be enforcing it. Friesen clarified that his report of the mask mandate was informational. McClone continued, asking if the HAC could "push forward" his opinion that Kennedy Wilson Multi-Family should pay for the playground renovation, not the residents through the Common Area Reserves. Tom Bokhart, HAC Member, explained that this topic had been discussed with the Site Authority several times in the past and although they were successful at reducing some of the shared costs, the playground was non-

negotiable. McClone expressed his opinion that the HAC should bring the issue up again with the Site Authority. Sandi Boyd, HAC Chair, stated that they lost the argument based on the standing of a legal document, therefore, the HAC does not have the ability to challenge the issue of which amenities are considered to be a part of the Common Area.

- c. Jake Friesen continued his report, stating that for the first quarter of 2021-2022 there was a positive variance for the operating expenses. The actual expenses were less than the amount budgeted for the first quarter. The budgeted amount was \$442,867.24 and the actual expenses were \$436,276.86. The Common Area Reserve expenses included \$4,829.00 for a pool heater replacement. The budgeted Townhouse Reserve expenses included \$10,525.00 for slab leaks, window related repairs, garage door repairs. The Operating Budget Report will be posted online for the First Quarter soon, and then the Reserve Study portion will be posted once UGCAM receives it from the Site Authority.
- d. There were 43 work orders for the month of September (1 electrical, 1 pest control, 23 landscaping, 2 plumbing that were cancelled, 1 painting, 1 fence/gates, 14 other).
- e. Carolyn Phillips, HAC Member, asked about the use of Common Area Reserve funds to offset unforeseen COVID-19 costs. Friesen stated that the issue was discussed at the BAG and the Site Authority ruled to take the money out of Common Area Reserves. Phillips asked if money is put back into the reserves if there is a budget surplus. Friesen responded that yes, it is. Phillips then asked when the last time that happened, to which Friesen responded that it occurred two years ago. Sandi Boyd, HAC Chair, concurred and stated that last fiscal year the budget broke even and the year before there was a surplus that was put back into reserves.

IX. HAC Additional Discussion and/or New Topics -- (HAC Members)

- a. No new topics were discussed.

X. Time Reserved for Public Comments

- a. Tobey Wheeler, townhome owner, asked how much the Social Committee's budget is, who authorized it, and where does the money come from. Jake Friesen, CAM Manager, said that the budget line item is called "HOA Contingency" and allocates \$3,000 to the HAC's Social Committee. The Site Authority authorized this budget. Wheeler asked what these funds are used for. Friesen responded that a budget was put together by the Social Committee and that the BAG approved it. Wheeler stated that he objects to the use of monthly maintenance rent funds for social committee purposes.
- b. Mary Walzer, townhouse owner, strongly expressed the desire to have future monthly HAC meeting in person.

XI. Adjourn to Property Improvement Application Reviews

- a. There were no Property Improvement Applications at this time.

XII. Upcoming Meeting Dates and September 2021 HAC Meeting Attendees:

CAG: December 9th at 4:00 pm

Site Authority: November 8th at 11:30 am

Next HAC MEETING: November 18th at 6:00 pm

UG Town Hall meeting – 32-acre development – Saturday, December 4th at 2:00 PM in the UG Community Park.

HAC Attendees	
Sandi Boyd	TH-HAC Chair
Carolyn Phillips	SF-HAC Member
Tom Bokhart	TH-HAC Member
Kevin Olson	TH-HAC Member
Scott Godfrey	BrightView
Eric Lopez	BrightView
Christopher Jetton	CSUCI PD
Laurie Nichols	CSUCI Site Authority
Sean O’Brien	Kennedy Wilson Multi-Family
Alisha Price	TH
Brian Pichette	TH
Carlos Miranda	TH
8+Charles Karp	SF
Gabrielle Powell	TH
Anayeli Torres	TH
Curtis DeBoni	TH
Gary Garcia	TH
Tobey Wheeler	TH
John Labbett	SF
John Beck	TH
Judith Frazier	TH
Kelsey Pritsker Helling	TH
Liza Bruno	TH
Wendell Grayson	SF
Peggy Sherman	TH
Mary Walzer	TH
Patrick McClone	TH
Monica Greenberg	TH
Paula Rockenstein	TH
Rosario Cuevas	TH
Sasha Strunk	TH

Scott Carroll	TH
Stephanie Zacarias	TH
Tiina Itkonen	TH
Simhan Mandyam	TH
Wendell Grayson	SF
805-947-6416	
818-515-2509	
Jake Friesen	TH-UGCAM Manager

XIII. Link to the July 2021 HAC Meeting Zoom Recording:
<https://www.youtube.com/watch?v=v0s7YvDprw0>

XIV. Zoom Chat Transcript:

October 21st, 2021 HAC Meeting Zoom Transcript

00:05:54 Tiina Itkonen: Please mute yourself in the audience

00:08:32 Chris Jetton: Please mute yourself in the audience

00:09:34 John Beck : Can the host mute all audience members?

00:12:47 Gabrielle Powell: is this presentation online

00:13:31 Wendell Grayson: PLEASE MJUTE YOURSELVES

00:13:31 Mary Walzer: Please mute yourselves!

00:13:41 UGlen Resident: Please mute

00:15:33 Gabrielle Powell: can we see the panel again please

00:15:39 Tiina Itkonen: Can you stop screen share please

00:15:57 Gabrielle Powell: please stop the screen share

00:16:09 Gabrielle Powell: Thank you

00:21:39 Gabrielle Powell: who is

00:23:40 Laurie Nichols: FAQs: <http://universityglen.csuci.edu/faq/#acre-32-faq>

00:24:25 Laurie Nichols: Evacuation Plan Update:
<https://www.csuci.edu/publicsafety/emergency-management/campusevacuationplan.htm>

00:24:47 Laurie Nichols: 3rd party review of Evacuation Plan:
<https://www.csuci.edu/publicsafety/emergency-management/evacuationtraveltimememo.pdf>

00:25:59 Laurie Nichols:<http://universityglen.csuci.edu/future-homeowners/future-32-acre-development/>

00:26:41 Gabrielle Powell: I have a follow up

00:26:55 Anayeli Torres: What homes are being build first?

00:27:05 John Beck : Is the same priority tier system going to be in place for new home purchases

00:30:50 Gary Garcia: Will the new homes be subject to the same "max resale" limitations?

00:31:30 John Beck : Are the existing paved roads staying in place or will they be demoed and road construction will start from scratch?

00:36:52 Gabrielle Powell: One car per unit?

00:37:02 Chris Jetton: Updated Evacuation Plan:
<https://www.csuci.edu/publicsafety/emergency-management/campusevacuationplan.htm>

00:37:14 Chris Jetton: 3rd party review of Evacuation Plan:
<https://www.csuci.edu/publicsafety/emergency-management/evacuationtraveltimememo.pdf>

00:37:23 Sasha Strunk: Lol @ one car per unit

00:37:31 Gabrielle Powell: Will you accept Section 8?

00:37:37 Carolyn Phillips: did you say one car per unit? That is not realistic? Will KW be limiting the number of vehicles per unit?

00:38:45 Carolyn Phillips: Will the owners who have paid for this infrastructure get a refund of their mello roos?

00:38:50 Paula Rockenstein: Will the new phase be subject to same ground sub lease?

00:40:12 Gabrielle Powell: Didn't we pay for this infrastructure?

00:40:31 Tiina Itkonen: Can you put the address in chat

00:40:33 Chris Jetton: 32acres@csuci.edu

00:41:01 Patrick McClone: More police officers? Who will pay for them?

00:41:03 Tiina Itkonen: Thank you sir for your presentation and time

00:41:08 Gabrielle Powell: Thank you

00:41:49 Patrick McClone: I see some members of the HAC members are indoors. Why can't we be indoors for the next HAC?

00:43:03 Patrick McClone: Y'all need to speak up. The masks are making it hard to hear all

00:43:29 Tiina Itkonen: What was not said/answered. This was symbolic, the substantive concerns were deferred

00:44:39 Mary Walzer: It is unfortunate that questions are being ignored in the chat. Please respect the community's voice.

00:49:57 Gabrielle Powell: Hill woolsey

00:50:04 Patrick McClone: Speaking of one car...will KW be limiting the amount of passes (2) as does UGlenn?

00:50:55 Patrick McClone: I teach in Oxnard and plenty of families combine their incomes to share the load of a fair market value home...4, 5 and 6 cars

00:53:05 Gabrielle Powell: but that was jammed too

00:53:52 Patrick McClone: I was here in 2013c trying to get in and get out. More cars and we are in for a serious incident.

00:54:17 Carolyn Phillips: I agree with Patrick.

00:54:37 Patrick McClone: 1st week? How about for 2 years

00:54:57 Gabrielle Powell: I have a separate question regarding parking in the glen not related to fires and 32 acres

00:55:02 Mary Walzer: Please let's be proactive and not reactive.

00:56:01 Patrick McClone: What requirements from the developer regarding evac?

00:56:10 Mary Walzer: Already, there is way too much tailgating on the main road, so what is gong to happen with an increase in cars?

01:02:48 Patrick McClone: Are some of the HAC members in a KW facility?

01:04:04 Paula Rockenstein: Can there be clarification regarding the issue about not using mulch in the next phase of landscaping. What about the new mulch that has

already been distributed on Anacapa and Landing. Will that be replaced and will it be an extra cost?

01:04:38 Mary Walzer: Hello,

01:05:20 Mary Walzer: we were promised new plants at the front of our property when our plants were killed last spring. Any update? Jake seems to be ignoring me.

01:05:54 Gabrielle Powell: thank you

01:06:15 Mary Walzer: We cannot hear you.

01:07:47 Mary Walzer: Yes, can we get a discount?

01:08:51 Mary Walzer: Our plants were killed, we were promised new plants by Jake and now he has totally dropped the ball. He even told us we were on the schedule. That was back in Spring. What are we paying for?

01:08:56 Tobey Wheeler: Again, Jake sells out... for his own company

01:09:07 Patrick McClone: Again, Jake is KW

01:09:39 Mary Walzer: We need to have these meeting in person. I see multiple members in the same area and masked. We could all do the same thing.

01:09:51 Tobey Wheeler: Great Jake ! Drop it on the landscape committee

01:10:02 Tobey Wheeler: Pass the buck!

01:10:16 Patrick McClone: Yeah, Mission Hills!!

01:10:28 Mary Walzer: Please don't forget that KW is a global multimillion dollar company.

01:11:04 Tobey Wheeler: Tell us why one apartment building was not replanted even though we paid for it in phase one

01:11:49 Mary Walzer: Watch it Gabrielle, he is now sacrificing you.

01:12:31 Tobey Wheeler: Thank you Jake for blaming Gabrielle
You get hundreds of thousands to manage this community.
Where is your initiative? You have failed us!

01:12:37 Patrick McClone: We pay for the Mission Hills, KW property, plants?

01:12:49 Mary Walzer: Why is this being placed on citizens on committees when we have
a company that is in charge of landscaping.

01:12:55 Mary Walzer: ?

01:12:59 Tobey Wheeler: We use recycled water

01:13:17 Tobey Wheeler: It can't be used for drinking

01:13:53 Patrick McClone: Again, I see the HAC together at a KW facility. Why can't we
meet there?

01:14:41 Mary Walzer: Okay, then why is there a sprinkler outside our house that floods
the cement sidewalk EVERYDAY!

01:14:43 Mary Walzer: ?

01:14:51 Tobey Wheeler: We shouldn't need to manage BV

01:15:19 Tobey Wheeler: Nonsense about running out of recycled water

01:15:22 Patrick McClone: Work order? HA! Still waiting on the one submitted to Jake
from the spring?

01:16:15 Mary Walzer: Is there a "special" work order we can access that actually yields a
response?

01:16:34 Tobey Wheeler: Facts...
Jake is PAID to manage the community.

Jake passes all responsibility to volunteers

Jake is a failure

01:16:42 Gabrielle Powell: Thank you

01:16:47 Mary Walzer: Tobey YES! Agreed!

01:16:50 Patrick McClone: You got it!

01:16:56 Mary Walzer: #Accurate

01:18:13 Mary Walzer: Also, he is getting the last laugh because he is still be being paid and ignores us all the same.

01:18:14 Tobey:As we asked for for the last 4 years!

No mulch, think that if you listened to us 4 years ago

WE WOULD ALREDY BE PREPARED

WASTE!

01:19:20 Mary Walzer: Stop making excuses

01:19:26 Mary Walzer: Do your job.

01:19:30 Tobey Wheeler: What about my work orders Jake?

Approaching 90:days

01:19:39 Patrick McClone: Pass it on down the road

01:19:51 Tobey Wheeler: Now it's Carolyn's fault - she has a raccoon?

01:19:56 Mary Walzer: And ours, Jake? What about our work orders?

01:20:15 Tobey Wheeler: Babbling brook, no work, just talk

01:20:37 Patrick McClone: Wow...totally ignoring questions and comments

01:20:50 Mary Walzer: Sandi: Part of your role is to advocate for the community, but you just ignore us.

01:21:18 Carolyn Phillips: I got rid of my own raccoons. They wanted to charge me \$150 per raccoon!

01:21:48 Patrick McClone: We need the HAC to advocate for the residents. Not just change the rules

01:22:45 Patrick McClone: Tom, can we contact you to help with landscaping issues?

01:22:52 Mary Walzer: A lot of money is being charged each month...for what? Still don't have an accounting!

01:23:22 Carolyn Phillips: Please contact Carolyn or Tom about landscape issues.

01:23:58 Patrick McClone: Thank you!

01:24:54 Patrick McClone: Is there a member of the HAC responsible for answering questions and/or responding to the chat? I want the chat entered into the record/HAC minutes

01:25:14 Mary Walzer: I agree.

01:25:26 Mary Walzer: It seems like it is largely just ignored.

01:28:51 Mary Walzer: If KW owns tot lot, why are WE paying for it?

01:29:30 Tobey Wheeler: Why is the tot lot common area.
Kennedy Wilson purchased it

01:29:51 Mary Walzer: We were told that KW owns it.

01:30:37 Tobey Wheeler: Kennedy Wilson is responsible just as they were when they paid for the pools

01:30:47 Tobey Wheeler: Agreed!

01:32:21 Mary Walzer: Blah,blah, blh

01:32:34 Tobey Wheeler: Ah, ah, ah, ah, making it up,as you go along

01:32:49 Mary Walzer: Again: KW is a multimillion dollar company..

01:33:11 Mary Walzer: Wow....so disingenuous.

01:33:27 Tobey Wheeler: Sandi, you have no right to state contractual law

01:33:36 Tobey Wheeler: You are not qualified

01:33:45 Mary Walzer: Why are YOU sitting there and not all of us?

01:34:41 Mary Walzer: What document?

01:34:54 Mary Walzer: What document is Sandi referencing?

01:35:16 Gabrielle Powell: Sandi knows more about Uglen history than anyone else.
Please don't blame the messenger for the message. She's spent hours researching.

01:35:20 Tobey Wheeler: HA! I get no landscaping, no water...I get nothing

01:35:36 Patrick McClone: HAC needs to fight for the residents

01:36:05 Mary Walzer: Not FIGHT the residents. Strange vibe of many folks on HAC. Not all but some.

01:36:28 Mary Walzer: ?

01:36:57 Mary Walzer: Why are we not allowed to be there?

01:38:23 Mary Walzer: Just an observation: but there are only 13 people here btw

01:38:34 Mary Walzer: Own up to the rules, folks.

01:39:07 Mary Walzer: Why are you so excited to make rules, but then when it comes to explaining their purpose everyone runs away.

01:39:15 Mary Walzer: ?

01:39:26 Mary Walzer: WHY???

01:40:16 Mary Walzer: We cannot hear you.

01:41:10 Mary Walzer: Okay, so this is a pretend meeting? We are just ignored? AGAIN and AGAIN.

01:41:25 Mary Walzer: We need a lawyer.

01:42:55 Mary Walzer: WHO is WE?

01:43:13 Mary Walzer: Who gets to decide how these funds are allocated?

01:44:54 Gabrielle Powell: We can't force people to participate

01:44:54 Tobey Wheeler: Making up another story...
A panel of mothers... decided
Welcome, to the blame game

01:45:43 Mary Walzer: @Tobey: exactly and he likes naming names. This is BIZARRE. Is this real? I feel like I am in a nightmare.

01:46:05 Gabrielle Powell: Building a tot lot is not the same as maintaining the tot lot.

01:47:04 Mary Walzer: Again, we need a lawyer to do a forensic audit.

01:47:09 Gabrielle Powell: Exactly Tom

01:48:35 Gabrielle Powell: We should be upset at the SA NOT at Sandi

01:48:52 Mary Walzer: Then, why are you making new rules for us?

01:48:54 Patrick McClone: I have reps to work with the SA

01:49:11 Mary Walzer: You should be working on these types of issues, instead of making more rules.

01:49:53 Gabrielle Powell: She is

01:51:01 Patrick McClone: And forcing new rules down our throats with NO resident input

01:51:14 Mary Walzer: @GP: I don't see evidence of that. I see a plowing forward even though community members gave her feedback and she kept on going through the rules as if she heard nothing from us.

01:51:39 Mary Walzer: WHY are we paying for the pool? KW bought it.

01:52:05 Mary Walzer: Speak up

01:52:19 Gabrielle Powell: Ya the rule changes need to go away. They're sucking all the oxygen out the room. There are more important issues...

01:52:31 Patrick McClone: Finally, since the HAC is together tonight that means we are together next month 😊

01:52:57 Patrick McClone: I know there are important issues...we have been chasing the reserves since 2010

01:55:06 Mary Walzer: What was the point, CP?

01:55:28 Gabrielle Powell: We need to kill the rules and move on...

01:55:46 Patrick McClone: Heck ya

01:56:00 Tobey Wheeler: STOP THE RULES FOCUS, STOP THE MADNESS

01:56:03 Mary Walzer: So, Jake, does that mean residents will get a monthly accounting of how our CAM fees are spent.

01:56:05 Mary Walzer: ?

01:56:19 Gabrielle Powell: We already have two sets of rules, with the 32 acres we will have 3 sets.

01:56:32 Mary Walzer: We are making our comments in the chat.

01:56:43 Mary Walzer: You said you would send me a copy via email

01:56:51 Mary Walzer: What happened?

01:57:00 Mary Walzer: When Jake?

01:59:16 Mary Walzer: Stop saying, "I think" and it is "my understanding" it is your job to know.

01:59:45 Mary Walzer: For all the money we are paying shouldn't we get straight answers?

02:00:14 Mary Walzer: Who is "they"?

02:00:26 Mary Walzer: By whom?

02:00:48 Mary Walzer: And you decided to get rid of it.

02:00:59 Mary Walzer: That is CORRECT.

02:01:22 Mary Walzer: Should we just put money in the bags?

02:02:37 Gabrielle Powell: Yes

02:03:50 Gabrielle Powell: I'm out

02:04:03 Gabrielle Powell: Vaccinated

02:05:13 Tobey Wheeler: Chat is not acknowledged

02:05:36 Tobey Wheeler: Thank you for your comments

Goodbye