

**UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL**  
**Agenda for Thursday, January 20, 2022 6:00 pm VIA ZOOM\***

Public Participation: If you sent in a question before the meeting, it will be answered during most appropriate agenda item. During the meeting, "chat" comments will be answered if they are directly related to the agenda topic and clarify the topic. If you wish to address HAC to express opinions and/or bring up new topics, please send a chat by 6:15 pm to reserve a speaking time starting at 7:15, first come-first serve, comments are limited to 3 minutes each.

1. **Call to Order** (Sandi Boyd-Chair) **0:01:00**
2. **Approval of Previous Meeting Minutes** (Chair) **0:01:07**
3. **Public Safety Report** (CSUSI Police Department) **0:02:4** Lt. Jetton & Sgt. Rosas (5)
4. **Brightview Staff Landscape Update** **0:07:05** Welcome Scott and Eric. (10)
5. **Supervisor Carmen Ramirez** **0:19:27**  
We have been redistricted and are now in Dist. 5. Supr. Carmen Ramirez office joins us. (10)
6. **Committees: Please Volunteer**  
Request for Volunteers, Reports and Responses to Public Questions (each committee)
  - Garden Committee (Gabrielle Powell-Chair; Carolyn & Kevin-HAC Members) **0:38:01** (5)
  - Social Committee (Maisha Olson-Chair; Melea King-HAC Member) **No report given.** (5)
  - Landscape (Tom Bokhart and Carolyn Phillips Cochairs, Kevin Olson-HAC Member) **0:52:50** (5)
  - Finance/Budget (Sandi-HAC Member; Kevin-HAC Member) **1:10:15** (5)
    - Budget Advisory Group (BAG)  
(Sandi Boyd & Kevin Olson—HAC Representatives)
7. **Community Advisory Group and Site Authority** (Melea King) **1:19:38** (5)
  - News from recent CAG meeting
  - For next CAG and SA meetings? Rumors of building in the Community Park
8. **Common Area Maintenance (CAM) Manager** (Jake Friesen) **1:39:28** (10)
  - Playground update
9. **HAC Additional Discussion and/or New Topics** (HAC Budget Workshop by Finance Committee) (5)
10. **TIME CERTAIN 8:00 PM - Reserved for Public Comments** **1:55:11**
  - **Sandi Boyd:** How to better communicate the budgeting process with the community. **1:55:55**
  - **Tom Bokhart:** Map of the 32-acre project? **1:59:57**
  - **Paula Rockenstein (Townhouse Owner):** Has there been any discussion about shifting repairs that are covered by CAM fees onto the individual homeowners? **2:01:24**

**Adjourn to Property Improvements Application Reviews**

A townhome owner on the 300 block of Channel Islands Drive submitted a PIA, requesting that they be able to put a 5-foot composting garden tower at one of two proposed locations in their front yard. The HAC rejected this PIA at this time, on the grounds that personal/decorative items cannot be placed in the Common Area per the Ground Sublease.

NEXT MEETINGS -- HAC: February 17, at 6:00 pm CAG: **February 3rd**, at 4:00 pm Site Authority: February 28, at 11:30 am

\*There will be no public in-person attendance at the January 20 HAC meeting. We hope to return to the Community Room with restricted attendance as soon as possible.

\*This agenda has been reorganized in chronological order and time stamped for convenience in locating specific items. Items in red have been added to the original agenda.

\*All supporting documentation is in blue.

HAC Attendees	
Sandi Boyd	TH-HAC Chair
Carolyn Phillips	SF-HAC Member
Tom Bokhart	TH-HAC Member
Kevin Olson	TH-HAC Member
Representative Carmen Ramirez	Ventura County Supervisor's Office
Angel Garcia	Ventura County Supervisor's Office
Eric Lopez	BrightView
Scott Godfrey	BrightView
Lieutenant Christopher Jetton	CSUCI PD
Sergeant Arcelia Rosas	CSUCI PD
Paula Rockenstein	TH
Simhan Mandyam	TH
Wendell Grayson	SF
Brian Pichette	TH
Tobey Wheeler	TH
Tiina Itkonen	TH
Gabrielle Powell	TH-Garden Committee Chair
Jake Friesen	TH-UGCAM Manager

Zoom Chat Transcript:

00:19:15 Gabrielle Powell: Time for a hot toddy

00:31:24 Simhan Mandyam: Landscaping Committee should review the proposal.

00:41:45 Angel Garcia: Hello everyone. Great to meet you all. If the Supervisor can be of any assistance, feel free to contact me. Office number is 805-654-2613. My email is angel.garcia@ventura.org

00:42:13 Angel Garcia: Here the website for Supervisor Ramirez: <https://www.ventura.org/board-of-supervisors/district-5/>

00:42:38 Gabrielle Powell: Thank you Angel.

00:42:59 Kevin Olson: Thanks Angel, I'm sure you are aware we are in an unincorporated area, so the county services are very important to us. We also have many unique issues with our property taxes and where they are going, which we would love to get cleared up.

00:45:21 Angel Garcia: Kevin, please email me and share your concerns.

00:45:29 Carolyn Phillips: Why does the county allow people to live in the riverbed?

00:45:47 Gabrielle Powell: We are also not considered an HOA, and have little autonomy over our community.

00:45:54 Carolyn Phillips: Its really not safe to live there anytime.

00:46:20 Carmen Ramirez: Carmen.ramirez@ventura.org (805)654-2613 Robert O'Riley Chief of Staff  
Angel Garcia, Executive Assistant

00:52:06 Angel Garcia: Carolyn, Supervisor Ramirez coordinated with Supervisor LaVere to provide services to the folks at the Riverbed. Over 500 tons of trash were cleaned up and the work continues. Thank you for sharing your concern and feel free to contact me if I can be of assistance.

00:52:46 Gabrielle Powell: That's fantastic

01:03:17 Simhan Mandyam: Lets ALL homeowners be preview to all IDEA before a unilateral decision

01:06:09 Simhan Mandyam: How will the homeowners be benefited to the harvest or, will the harvest be donated and a write-off?

01:13:34 Paula Rockenstein: How does the issue of defensible space affect the Phase 1 properties that were already refurbished?

01:14:35 Sandi Boyd: YES it will eventually

01:19:10 Paula Rockenstein: this 5 foot space requirement, is there a state code or policy that can be provided so homeowners can review?

01:39:26 Carolyn Phillips:VHFHSZ <https://egis.fire.ca.gov/FHSZ> Verifies University Glen is in a VHFHSZ  
Attached is AB-9 Chapter 225 which was signed into law on September 24, 2021, outlining the ember free zone (0-5 Feet) (5-30 feet) & (30-100 feet).  
Attached is CalFire Defensible Space Brochure downloaded from readyforwildfire.com the CALFire website.  
<https://vcfd.org/wp-content/uploads/2020/02/VCFD-RSG-Wildfire-Action-Plan-Booklet-2016.pdf>  
Appendix W: Defensible Space: W105.1.5. No mulch within 5-feet of a structure  
<https://vcfd.org/wp-content/uploads/2020/02/Ord-31-Appendix-W-Excerpt-Fire-Hazard-Reduction-and-Vegetation-Management.pdf>  
AB-38 Defensible space <https://vcfd.org/ab38/> Ventura County  
Ventura County Fire Prevention—Standard 517, Application of Mulch and Wood Chips in Defensible Space. <https://vcfd.org/wp-content/uploads/2020/02/517-Application-of-Mulch-and-Chips-in-Defensible-Space-Standard.pdf>  
Ventura County Fire Prevention—Standard 515, Plantings in the Defensible Space.  
<https://vcfd.org/wp-content/>

01:42:27 Paula Rockenstein: Thank you Carolyn

01:53:11 Carolyn Phillips:Thank you Kevin.