

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

Minutes of August 18, 2022 Meeting

This HAC meeting was an in-person meeting held in the Town Center Community Room.

1. **Call to Order:** Co-Chair, Mary Kennedy, called the meeting to order at 6:24p.m. HAC members Sandi Boyd, Carolyn Phillips, Tobey Wheeler and Lori Macdonald (via Zoom) were in attendance. A quorum present.
2. **Public Comments:** Heidi Reznick presented information to the HAC regarding the addition of a Lending Library to the UGlen Community.
3. **Approval of Minutes:** *No motion made and no vote taken with respect to the minutes for the July 2022 HAC meeting.*
4. **Public Safety Report:** The CSUCI Police Department shared with the HAC a flyer with data and tips regarding keeping the community safe from catalytic converter thefts and reported that the department was contacted in connection with eight (8) incidents during the period from July 21, 2022 to August 18, 2022, two (2) arrest were made.
5. **News from District 5:** None.
6. **Site Authority Representative:** John Lazarus, Executive Director of Operations – Site Authority (via Zoom) informed the HAC that: (a) language regarding solar panels has been approved by CI Facilities and is now being reviewed by counsel; (b) the Homeowners' Manual is going through Site Authority internal review, following which it will be reviewed by the UGCAM office, and then comments will be solicited from the HAC; (c) Anacapa Canyon branding is now complete and vertical construction has begun; and (d) the Site Authority will soon be sharing with the CSUCI campus an email distribution list to allow CSUCI employees to get an email when a home becomes available in University Glen.
7. **Common Area Maintenance (CAM) Manager:** The University Glen CAM Manager, Jake Friesen, (a) provided notice that going forward the HAC meeting minutes will be offered in the format presented to the HAC members for the July 21 HAC meeting; (b) per the HAC, provided the Landscape Committee report; and (c) reported that a total of forty-eight (48) work orders were placed during the month of July 2022 (20) have been completed; 27 are "in progress" and one cancelled. The largest number of work orders was in the Landscaping category.

With respect to common area projects, Mr. Friesen reported that the pool deck refurbishing project has been completed and UGCAM has solicited a quote for pavers for the playground.

With respect to HAC meeting minutes, ***HAC members voted in favor of having the UGCAM office and the HAC keep written minutes and follow the sub ground lease.*** Ms. Kennedy and Ms. Boyd abstained.
8. **Finance & Budget Update:** Ms. Boyd reported that the most notable item out of the last Budget Advisory Group (BAG) meeting (which was the first BAG meeting for the 2022-23 fiscal year) was a change to the timing of the submission of budget requests.

9. **Committee Reports:** Social Committee, Landscape Committee and Garden Committee, and the Finance/Budget Working Group, reported the following:

Social Committee: per Mr. Wheeler, the Social Committee currently has no members or chair and there is nothing to report. Mr. Wheeler also noted for the record that he is the HAC liaison for the Social Committee and not the Chair for the Social Committee.

Landscape Committee: During the CAM Manager Report, Mr. Friesen, per the HAC request reported on behalf of the Landscape Committee that Gothic Landscape continues to work through their landscape maintenance schedule, clean up residual debris and address irrigation system issues in UGlen. In addition, Mr. Wheeler requested and was provided an update on the dog park fence.

Garden Committee: Gabrielle Powell reported that there is currently one vacancy in the community garden and the committee is working on filling it. Ms. Powell also raised the community garden fence repair issue.

10. **Community Advisory Group (CAG) and Site Authority:**

(i) **Last CAG Meeting Report:** Ms. Kennedy reported on the following two matters:

(a) she received from Mr. Lazarus on August 18, 2022 a Site Authority summary response to the HAC's question about the plans for providing water to Anacapa Canyon; further reporting on this topic was deferred to the September 15, 2022 HAC meeting; and

(b) the UGCAM Manager is in contact with CSUCI Facilities Services regarding the repair or replacement of a corroded irrigation system cover near 383 Anacapa Islands Drive.

(ii) **Next CAG Meeting:** HAC representative to the CAG was not provided with any new topic to raise at the next CAG meeting.

11. **Additional Discussion and/or New Topics:**

Additional Discussion Topics:

(a) **Site Authority Response to HAC Letter -- HAC members voted in favor of having Ms. Boyd create a document providing background and analysis with respect to the questions submitted by the HAC via various letters to the Site Authority and the Site Authority's responses thereto.**

(b) **New Topics:** (a) ending the moratorium on prohibition of holiday decorations in the common areas or codifying the informal policy of allowing holiday decorations during the holiday season; and (b) policies and procedures for addressing overgrown landscaping within the boundary wall of certain homeowner properties. *No vote taken with respect to either of these topics.*

12. **Adjourned:** The HAC meeting was adjourned at 8:00 p.m., at which time the CAM Manager and the members of the HAC met in Executive Session to review and discuss the Property Improvement Applications submitted to the UCAM office since the last HAC meeting.

UPCOMING MEETINGS: HAC: Sept 15th, 6 pm ▪ CAG: Sept 22nd, 4 pm ▪ Site Authority: Nov 7th, 11:30 am