

## UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

### Minutes of July 21, 2022 Meeting

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

1. **Call to Order:** Co-Chair, Sandi Boyd, called the meeting to order at 6:00p.m. HAC members Carolyn Phillips, Lori MacDonald, Mary Kennedy and Toby Wheeler were in attendance. A quorum was present.
2. **Public Comments:** None.
3. **Approval of Minutes:** No motion made. No vote held.
4. **Public Safety Report:** The CSUCI Police Department reported that the department was contacted in connection with seven (7) incidents during the period from June 24, 2022 to July 20, 2022. One (1) arrest was made.
5. **News from District 5:** None.
6. **Gothic Landscaping:** Lazaro Ramos (Branch Manager) introduced Jose Diaz (Account Manager/Customer Service) and Jose Ramos (Liaison to Account Manager/Field Team Support) to the HAC. The Gothic Landscape team presented their plan for the UGlen Community, which included a breakdown of the landscape staffing and maintenance schedule and responded to questions asked by HAC members. *No motion made; no vote taken.*
7. **Site Authority Representative:** John Lazarus, Executive Director of Operations -- Site Authority provided: (i) updates on the plan/process being developed to permit the installation of solar panels on townhouse roofs; (ii) notice that the date for the Safety Fair (formerly Safety Day) has moved from September to October 2022 due to fire department availability; (iii) notice that work on the Anacapa Canyon development will be done on Saturdays between 9:00AM – 5:00PM; and (iv) notice that the average sale price for homes sold in UGlen during calendar year 2022 is \$380,913.50 while the average sale price for a home in Camarillo during the same period is \$785,000. No motion made; no vote taken.
8. **Common Area Maintenance (CAM) Manager:** The University Glen CAM Manager, Jake Friesen, reported on the status of the following common area projects: (i) pool deck furnishings refurbishing; (ii) doggie station replacement; and (iii) pools and playground wrought iron fence painting. The HAC raised concerns about the cleanliness of the pool deck areas and resident violation of pool rules. *No motion made; no vote taken.*
8. **Committee Reports:** The Social Committee, Landscape Committee and Garden Committee, and the Finance/Budget Working Group, reported the following:

Social Committee: Mr. Toby Wheeler reported that no events are scheduled for the next month.

Landscape Committee: Mr. Wheeler raised for discussion Gothic Landscape's efforts to repair broken irrigation, water rates and UGlen usage increases, and the relationship among these topics. Ms. MacDonald inquired about whether homeowners could tap into the reclaimed water system to avoid

the use of potable water for landscape maintenance and reported that going forward the Landscape Committee will meet with Gothic Landscape rather than having Gothic Landscape attend and present at HAC meetings.

Garden Committee: Ms. Phillips reported that the UGlen Community Garden was being properly managed. No issues to report.

Finance/Budget Working Group: Ms. Boyd reported that (a) fiscal year-end financials will be available in the Fall; and (b) no meeting of the Budget Advisory Committee (BAG) was held in July. Mr. Friesen explained the financial reporting process currently in place and the related deadlines.

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

(i) Last CAG Meeting Report: No report made; discussion deferred.

(ii) Next CAG Meeting: HAC representative to the CAG was instructed to raise the following at the next CAG meeting: (a) Kennedy Wilson Multi-Family Development contribution to CSUCI Police Department costs; and (b) plans for providing water to Anacapa Canyon.

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

(i) moving of the Finance/Budget Working Group out of Committee Reports to a separate line on the agenda. A motion with respect to this item was made, seconded and carried by a vote of 3 to 2. Commencing in August 2022, the Finance/Budget working group will appear on the agenda as Item 9

(ii) rotating of HAC co-chair and agenda preparation duties;

(iii) dissemination of the HAC monthly meeting agenda on the second and third Tuesday of each month; and

(iv) submitting a letter to Site Authority regarding ongoing homeowner concerns.

**11. Adjourned:** The HAC meeting was adjourned at 8:16 p.m., at which time the CAM Manager and the members of the HAC reviewed and discussed each of the Property Improvement Applications submitted to the UCAM office since the last HAC meeting.

**NEXT MEETINGS:** HAC: Aug 18, 2022, 6 pm ▪ CAG: Sept 22, 2022, 4 pm ▪ Site Authority: Nov 7, 2022, 11:30 am