

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, October 27th, 2022

In Attendance: Jake Friesen, Mark Hewitt, Christina Sotelo, Mary Kennedy, Doris Kelly, Miriam Statland-Olson, Dae Paula Saulnier,

Jake Friesen called to order at 4:01 pm

Kennedy Wilson (Doris Kelly):

- A. Anacapa Canyon senior building is being framed out and is up to the third floor. Framing has started for the market rate clubhouse.
- B. Phase II paving, which was due at the end of October, has been delayed due to utilities agreement. It will be finished within a couple weeks.
- C. Hydroseeding has started for outside of the property line landscaping.
- D. The fire maintenance work along the edges has been completed.
- E. Once the paving of the road is completed the Comstock model home employees will be on site.
- F. The first roundabout is almost complete. There was an issue with the existing of connections for utilities.

HAC (Mary Kennedy):

- A. Mary Kennedy announced, they have worked with the library on campus. Library cards will be made accessible for University Glen residents.
- B. There have been discussions with the music department on campus. University Glen residents have been invited to two music programs on campus. Further discussions are being held to discuss the idea of having music students perform for the University Glen residents.
- C. Discussions have been made with the police department about parking on campus. Possibility of expanding the parking opportunities for University Glen residents.
- D. The one book, one campus event will be shared with University Glen residents.

Site Authority (Jake Friesen):

- A. Halloween is Monday the 31st. There will be extra police patrolling the area. There are backdrop photo opportunities and fun toys. The Police Department will have their trailer at Santa Cruz Island Drive. There will be additional lighting at the foot bridge.
- B. The solar townhome agreement language is under review with University Council.
- C. Homeowners' manual has been approved by UGCAM. Will be reviewed by Site Authority upper management and following them is the Homeowners Advisory Council.
- D. Regarding the new bus location, there has been no negative feedback.

- E. Ventura County Libraries has two events at the CSUCI library. One County, One Book featuring *Taste Makers: Seven Immigrant Women Who Revolutionized Food in America* by Mayukh Sen.
- a. Special author event with Mayukh Sen at 2pm on Saturday, November 12, 2022, at the CSUCI library.
 - b. Copies of the book will be available for purchase.
 - c. Author to sign the books following the event.
 - d. Here's a link to the library's website: [One County, One Book | Ventura County Library \(vencolibrary.org\)](https://www.vencolibrary.org)
 - e. Registration for the author talk with Mayukh Sen is free but requires attendees to register at Eventbrite.
 - f. There will be an option to register for the VIP reception held prior to author talk.
 - g. The VIP Passport allows you to sample dishes from local taste makers of Ventura County from 12:00pm - 1:30 pm, as well as access to the author presentation.
 - h. VIP tickets will be available for \$75.00
 - i. This is sponsored by the Ventura County Library Foundation.
- F. Pizza 3.14 is now open. Hours are Monday through Friday, 10:30am to 8pm

Marry Kennedy inquired about the grocery market.

Dae Paula Saulnier reported they are currently negotiating the lease.

UGCAM Report (Jake Friesen):

- A. Jake Friesen reported in the 200 block of Landing Cove there was excessive water in the street. The irrigation technician with Gothic Landscaping verified it was not the irrigation water pipes. CSUCI facility services made the repairs to the main water line and a second leak off 230 Landing Cove.
- B. The CAM budget reconciliation resulted in a charge of \$92.86 to the townhomes. Due December first. There will be a credit given to the Single-Family Homeowners, which will show up as of November first.
 - a. All this information is available on the University Glen website under owner resources under budgets.
- C. The Safety Fair was successfully held on Saturday October 22nd. There was events such as Coffee With the Cops and a presentation from California Department of Fish and Wildlife. There were around fifty people who attended.
- D. Halloween activities will include treat bags from Mission Hills leasing office.
 - a. There will be a Halloween pooch parade on Saturday, October 29th.
- E. On Saturday, October 29th the movie Goosebumps will be presented for all the University Glen residents.
- F. Operation safe Halloween will take place on October 31st. The Police Department will set up their trailer and everyone is welcome to come for treats and games.
- G. UGCAM requests that the Halloween decorations be removed as soon as possible after the event to facilitate the annual tree trimming and removal project.

- H. As of October 5th, the Hillcrest pool and spa and the Townside pool and spa has received its certification from the Ventura County Environmental Health Department.
 - a. Some repairs were made at the pools during the closure.
- I. UGCAM continues to work with Gothic Landscaping on concerns of scalping of the grass.
- J. As a reminder to the community, work orders are tracked in Google docs. Once completed, they are hidden in the google document. There is always an active list of current work orders being shown.
- K. The annual tree trimming will begin after Halloween. The Sumac trees will be the first area of focus. Be aware of the NO parking signs, which will be put up before November 2nd. There will be a six feet clearance of all buildings with the annual tree trimming.
- L. The community garden fence has been completed and a new entrance has been installed.
- M. Repairs have been made to the fence between the small and large dog park.
- N. There have been reports of flat tires, claimed to have come from the Anacapa Canyon construction. In the November E-blast there will be contact information to make a claim for reimbursement.
- O. UGCAM is moving forward to become compliant with the food waste organic requirement, as required by state law. Two 64-gallon bin enclosures will be installed.
 - a. Mark Hewitt inquired about the enclosure. Mr. Friesen confirmed it is a treated wood fence with a gate, like the ones that are currently at the townhouses.
 - b. It would be at the intersection of Channel Islands and Elephant Seal. The other bin would be on Channel Islands and Frye's Harbor. It is centrally located for all but 5 feet away from any structures.
 - c. The total amount to become compliant with E.J. Harrison is \$1,400 a year.
 - d. Mr. Hewitt asked if this installation would make them compliant with E.J. Harrison. Mr. Friesen confirmed it would make them compliant.

Mark Hewitt inquired about the tree trimming project and the responsibility of the extending tree branches along the DG outer ring walking path.

Jake Friesen confirmed it would be Gothic Landscaping, and they are in conversation with them about it and how they monitor it.

Miriam Statland-Olson addressed next year's budget. She suggested the budget should be brought to the community before the Budget Advisory Group approves. Since \$13,200 for activities is a substantial amount from the previous year of \$3,000.

Jake Friesen confirmed last year's budget was approved by the Homeowners Advisory Council social committee, Mission Hills, and the Site Authority Board. He apologized if people feel like they rushed the budget through. Mr. Friesen explained they came up with a method where the entire community felt they can participate and feel a part of the community. The Budget Advisory Group agreed that this budget was in the interest of the entire community. Which included Mission Hills, the single-family homes, and the townhomes.

Mark Hewitt inquired about the cost breakdown of the budget and some of the social expenditures for the apartments compared to the townhomes.

Jake Friesen assured that the budget was thoroughly examined from January to March. A budget was developed, and a list of events was put together. Some of the events have happened and some have not. The Homeowners Advisory Council committee agreed with that budget. Mission Hills moved forward with those things they participated with in the budget. Next year's budget would be the one to focus on for changes. Each Homeowner Advisory Council meeting brings different people to the Budget Advisory Group. We can move forward for what we have planned for this year. For next year, make recommendations of how things should look. Mr. Friesen reminded everyone that Mission Hills has 60% of the money in the budget. They have an invested interest in making community events happen. He reminded they are trying to move forward to give activities to the entire community.

Miriam Statland-Olson understood everyone plays a role in the community. Mrs. Statland-Olson addressed the concern when the Homeowners Advisory Council saw the jump from the previous year's budget. The townhome owners and single-family homeowners had concerns about other things in the community that aren't being kept up. Mrs. Statland-Olson understood Kennedy Wilson has 60% and everyone is part of the community.

Dae Paula Saulnier confirmed that there is nothing separating the apartments from the homeowner community. Everybody in the community attends all the events. She explained that even with the \$13,000 budget, divided by each house, each month is \$1.80. She informed the variety of activities ranges in cost. Some have little to no cost at all. She reminded there are a lot of events that are out there for people to get involved all together as a community.

Mark Hewitt expressed his shock at the increased amount in the budget. He also inquired about the basketball court. Asking if it is going to be slated or restriped.

Jake Friesen confirmed that he is in talks with CSUCI facility services to see who will cover the cost. He explained since it is on state land, they are figuring out whose jurisdiction it is. They will continue to be aggressive about completing it.

Mark Hewitt said he would follow up at the next meeting with John Lazarus in attendance.

Mary Kennedy informed there is a lot of chatter on social media that does not accurately reflect the budget and how resources are being allocated. There are people in the community who feel social activities should not be budgeted at all.

Jake Friesen showed his appreciation for people who are involved in knowing the cost of things. He is pleased with the transparency of the costs and receipts. The next date for the Community Advisory Group meeting will be Thursday, November 17th. Since it originally lands on Thanksgiving.

Adjourned by Jake Friesen at 4:56 pm