

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Tuesday, November 22nd, 2022

In Attendance: Jake Friesen, John Lazarus, Mark Hewitt, Christina Sotelo, Mary Kennedy, Doris Kelly, Miriam Statland-Olson

John Lazarus called to order at 4:05 pm

Homeowners Advisory Council (Mary Kennedy):

- A. Mary Kennedy addressed the pipe leaks. Mrs. Kennedy stated it should be a reserve item. The homes are 20 years old, and the infrastructure is beginning to give out. They should be anticipating another crisis and have a means of expediting them. She suggested they need to vest those responsibilities somewhere. Mrs. Kennedy suggested project management software, that way homeowners can watch their situation while in process. She questioned if the problem is coming from minerals in the water, and if so, are there ways to minimize that? She continued to ask if there are filters, have the filters been maintained, or do they need to be replaced? Is there a way to identify these problems before they start? How are they costed back, are they costed back from the reserves? Have the reserves been adequately reserved?
 - a. John Lazarus responded regarding the cost. He explained the water comes from Camrosa Water District it gets piped through the community and there are feeder lines off of the main pipes that run down the streets, and those run through a meter. He clarified for single-family homes everything from the meter upstream is the sole responsibility to maintain of the Site Authority. Everything from the meter downstream, from the meter into the homes is the homeowner's responsibility. For townhome owners, everything from the meter upstream is the responsibility of the Site Authority. The pipes under the concrete slabs are also the responsibility of the Site Authority. Mr. Lazarus explained that the HO6 insurance obligates them to cover through the insurance. The reserves cover the cost of repairs once it reaches the shell of the townhomes. Single-family homeowners are exclusively responsible for leaks. He reminded he is no expert, and this is from the information he has gathered.
 - b. Mr. Lazarus explained two factors are causing the leaks. First, are the minerals in the water. University Glen does not treat the water in any additional matter. There is nowhere on campus or University Glen with any treatment in any additional matter. The minerals will eat the copper from the inside out over time. The second factor is the pipes buried directly in the dirt. Soil composition varies in all communities. The soil composition in University Glen has minerals that will, over time, eat the copper pipe from the outside in. He brought up the question about water pressure. Because the system is constantly pressurized. The weakest part of the system would break first. The plastic parts in the tanks of the toilets, faucets, and joints in copper lines. Pressure is not a factor here.

- c. Mark Hewitt asked where his meter would be on his single-family home. Jake Friesen responded there is no "meter" there is a connection and demarcation. The concrete box is usually in the parkway. John Lazarus stated by saying "meter", he means the demarcation. He stated, Site Authority looked into the cost of individual meters on every home and a very rough estimate was about \$1,000 per home. The current meter tells them how much water is going into the community. If every home had an individual meter you could be able to tell how much water is being used per household.
- B. Mary Kennedy inquired about the long-term use of the park. The Community Advisory Group would like to create a visioning committee. The idea is to survey the community on how to use the park. John Lazarus supported the idea. Ben Gordon expressed interest in moving forward with the idea. Mr. Gordon would bring in Anacapa Canyon constituents to be involved. Mr. Lazarus reminded everyone, the Site Authority owns that park. The Site Authorities goal is for everyone to be happy and have a nice community amenity. The constituents involved would be, Site Authority, Mission Hills, University Glen, and Anacapa Canyon.
- C. Mary Kennedy brought up the continuing issues of the reserve study. Mr. Lazarus explained he is concerned about the reserve study as well and it is something they need to focus on.

UGCAM Report (Jake Friesen):

- A. Jake Friesen stated UGCAM mailed out notices to the townhome owners of an additional payment of \$92.86 to balance the budget. Single-family homeowners received a credit of \$53.00. Which showed up on their November statement. Activities in October were a success. These activities included, Coffee with the Cops, a Safety fair, which included a presentation from the Wildlife Department of Ventura County. 100 trick-or-treat bags were given out at the Mission Hills leasing office, a Halloween pooch parade, the movie Goosebumps was shown at the park, and the Police Department hosted Operation Safe Halloween. Regarding upcoming events. The Community Holiday Party is planned for Friday, December 16th at 6:00 pm.
- B. Jake Friesen stated, UGCAM suggested keeping the landscapers in mind with Christmas decorations. If decorations impede the common area, the landscapers will not be able to complete their work. Regarding Gothic Landscaping, they have completed the first round of the annual tree-trimming process. The priority this year was building clearance of tree branches. If residents notice a tree that still needs trimming, please contact the UGCAM office. Gothic Landscaping received their new equipment, the walk-behind vacuum. As they continue to move forward with clearing out all the leaves in the gutter and on the sidewalks. UGCAM worked with Gothic Landscaping and created a graphic representation of the weekly landscaping schedule.
- C. The UGCAM office will contact the University architect, regarding the footbridge. For suggestions on safety lighting considerations.

- D. Anacapa Canyon construction provided an email and phone number for residents who experienced auto damage due to construction. The information will be posted on the University Glen website.
- E. UGCAM and the Budget Advisory Group are working on the upcoming budget. The reserves studies report on single-family homes and the common areas have been completed by Complex Solutions. UGCAM has contracted with Smart Properties to work on the townhome reserves.
- F. UGCAM and the Site Authority are concerned about the negative variance of the water and sewer costs. Camrosa recently raised their rates. The amount of water being used is trending upward. The negative variance as of November 22nd is \$27,000 over budgeted.

Site Authority (John Lazarus):

- A. John Lazarus explained that the homeowner's manual will have no new changes to any deal. The Ground Sublease is a contractual agreement that obligates the homeowners to certain things and the Site Authority to certain things. The Ground Sublease contract can never be unilaterally changed. Mr. Lazarus explained he cannot change it. The homeowner's manual is to make it easier for people to find and understand what everyone is responsible for. For example, new residents and parking permits and instructions for selling your home. The Site Authority is creating a tool that is easy to use and indexable. The homeowner's manual is currently in review with the Site Authority upper management and University Council. Next, it will be reviewed by the Homeowners Advisory Council.
- B. Mr. Lazarus asked Mrs. Kennedy about the new bus stop location. Mary Kennedy announced she has not heard anything about it. Stating no news must be good news.
- C. Mr. Lazarus stated the solar panel townhome language is currently still in review with University Council.

Kennedy Wilson (Doris Kelly):

- A. Anacapa Canyon is currently working with Comstock, Kennedy Wilson, and the University to start work on the single-family homes and townhomes along the outer edge. The first to be constructed will be the two model homes in the front. All the street paving has been completed. The workaround Channel Islands Drive is close to being done. It should be completed in a couple of weeks. That included landscaping and pavers. Doris Kelly explains they are currently framing the market rate apartment's clubhouse and fitness center. Senior apartments are framed up to the roof, currently working on the interior. Landscaping around the perimeter of the project is almost complete, they are currently working on irrigation.

Closing Remarks:

- A. Mary Kennedy inquired about having the Community Advisory Group meetings in person. John Lazarus stated, it is an option. Mrs. Kennedy asked about the progress of

the grocery store. Mr. Lazarus stated he does not have an update to provide. E&S Ring are the property management that is negotiating the deal. Mary Kennedy requested we provide information on what goes into the recycling and what should not go into the recycling bins. Mr. Lazarus agreed to adding it into the homeowner's manual. Mrs. Kennedy suggested part of the homeowner's manual to remind homeowners to check the insurance policy and the HO6 insurance. Mr. Lazarus recommended gathering any ideas for the homeowner's manual from the Homeowner's Advisory Council and emailing them to him.

- B. Mark Hewitt inquired about home sales in University Glen for the month of November. Christina Sotelo confirmed three home sales have closed so far. Mr. Hewitt asked about the Request for Proposal for the basketball court, but Mr. Friesen did not have an update.
- C. Mary Kennedy asked who is on the review committee for Request for Proposals. Jake Friesen explained it is himself and John Lazarus.

Adjourned by John Lazarus at 4:53 pm