

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, January 26th, 2023

In Attendance: Jake Friesen, Mark Hewitt, Christina Sotelo, Mary Kennedy, Ben Gordon, Dae Paula Saulnier

John Lazarus called to order at 4:03 pm

Kennedy Wilson (Ben Gordon):

- A. The rain caused a delay in construction at the 32-acre site. The first block of townhomes and two single-family homes, which will be used as the model homes, are on schedule to be completed at the end of the second quarter of 2023. The market-rate apartments (80 units) will be completed at the end of the fourth quarter of 2023. The senior affordable apartments will be completed end of the first quarter of 2024.
- B. Mary Kennedy inquired about the request for the plumbing schematic plans. Ben Gordon stated Kennedy Wilson cannot provide those structural and architectural plans. They have been submitted to the CSUCI permitting agency.

Homeowners Advisory Council (Mary Kennedy):

- A. Mary Kennedy announced that Lori McDonald has stepped down from the Homeowners Advisory Council. Tom Bokhart agreed to fill the position.
- B. A CSUCI Sociology professor is requesting to do a voluntary survey on University Glen homeowners. The HAC requested a focus group, for people who want to volunteer to talk to sociology students about the survey.
- C. The Community Advisory Group has two vacancies, one for a townhome owner and one for a CI University faculty member. John Lazarus confirmed he has received letters of interest. Ms. Kennedy questioned the status of the CAG Charter. Mr. Lazarus researched two past Charters and will confirm which one was approved by the Site Authority Board.

Site Authority (Jake Friesen on behalf of John Lazarus):

- A. John Lazarus informed the language to put your UGlen home into a trust has been sent to the lawyer. When approved this would be used as a template for allowing future homeowners to put their homes into a real estate trust.
- B. The homeowners manual is ready to be reviewed by the Homeowners Advisory Council. It does not change the Ground Sublease. It is to provide clarity to homeowners.
- C. FY 2023 - 2024 CAM Budget will be provided to the HAC at the February meeting. The townhome reserves are not at the ideal funding level. The projection is an increase in townhome CAM fees to rebuild the reserve. The reserves act as a savings account to maintain, the slabs, the roofs, and the exterior walls of the townhomes. The goal is financial stability.
- D. New Site Authority Board members have been appointed. Councilmember Laura Hernandez, who was an alternate board member is now a regular member. Martita

Martinez-Bravo is the new alternate board member. Ventura County Supervisor Jeff Gorell is now a regular Site Authority board member. Ventura County Supervisor Vianey Lopez was appointed as a regular member to the Site Authority Board. At the February board meeting the board members will choose upon themselves the new chairperson.

- E. The water rate study has begun. A presentation will be provided to the University Glen community and feedback is requested. The final report will provide details on the monthly fees, to make sure it is fair and distributed accurately.
- F. A visioning group was created for the University Glen Park. Members will include a HAC representative, Ben Gordon from Mission Hills, John Lazarus from UAS, two community members, one academic and one staff and a Ventura County representative for input.

A homeowner questioned why the townhome reserves are low and how much of an increase. In CAM Fees. John Lazarus responded the more townhome owners who deposit into the reserve the more people are being paid out every month. Mr. Lazarus stated that there is not enough in the reserves because they have not been putting aside enough. The increase is not finalized. The townhome reserves are separate from the single-family home reserves. The increase will be in the 20% - 25% range. Mary Kennedy asked if the funds were still being held with CalTRUST. Mr. Lazarus confirmed they are in CalTRUST. Ms. Kennedy asked if it is possible to move those funds into an insured and protected account. Mr. Lazarus explained his understanding is the HAC concluded to leave the funds where they are until they get back to where they were initially, then move the funds into a protected investment account. Mary Kennedy asked who controls the funds. Mr. Lazarus explained how the CSUCI Department of Business, and Financial Affairs handles the funds. The movement of the funds is limited to CalTRUST.

A question was asked if an assessment will be needed. Mr. Lazarus responded with no, the special assessment is only needed if there is not enough money in the reserve account to cover a current obligation. The townhome owners have an HO6 insurance policy that covers everything inside their homes. Everything between the exterior paint line and the outside building is insured.

A homeowner asked to explain the percentage deficit of efficiency at 41%. Mr. Lazarus responded 41% of what the entire future spending is projected to be. The industry expectation for a healthy level is 60%.

UGCAM Report (Jake Friesen):

- A. On January 10th, John Lazarus and Jake Friesen met with Larry Williams from Ventura County Fire Department, a Fire Prevention Officer, and Aaron Gareer, the State Fire Marshall for University Glen. The defensible space requirements were discussed. The goal is to receive confirmation from the Ventura County Fire Department and State Fire Marshall to move forward with the landscaping refurbishing. UGCAM is working with the HAC's Landscaping Committee.
- B. The Budget Advisory Group is working with John Lazarus on consulting services for the Water Rate Study. It was agreed during the most recent BAG meeting to look for 25

volunteer homes that are willing to do a tap water dye test. The discussion of water metering is getting clarification from CSUCI Facility Services. This year the water and sewer bill has been inexplicably high. They are looking for leaks that are mainly caused by toilets.

- C. The initial budget will be provided to John Lazarus on February 1st.
- D. Jake Friesen cautioned residents of the silt in the concrete swales that have gathered due to heavy rain, that are on the backside of the Hillcrest pool. UGCAM is in contact with the Site Authority and CSUCI Facility Services to address it.
- E. Gothic Landscaping is aware of tree beetles. They will be using a pre-emergent herbicide along with fertilizer in the Spring.
- F. The updated annual tree trimming balance will be available online. 30% of the annual tree trimming has been completed. This included tree removals and crown trimming on the American Sycamore trees.

Closing Remarks:

A question was asked if UGCAM can share the plant palette plans. Jake Friesen confirmed it will be shared online. The plant palette provided the regulations that need to be met for the defensible space requirements. It shared a list of plants that are on the approved list. Within 5 feet of the building, there should only be small plants and succulents. The ground cover can be dirt or non-combustible material. Mary Kennedy asked about the plants that grow inside the fence line. She understands it is the owners' responsibility but asked if the Fire Marshall wants owners to be aware of their plants. Mr. Friesen confirmed, yes, the Fire Marshall stated 1-5 feet is the responsibility of the homeowner. The Fire Marshall stated nothing combustible can be within 5 feet of any building.

Mary Kennedy asked about the Spring herbicide plan. Mr. Friesen stated the community will receive more information regarding the herbicide in an E-blast. Mr. Friesen mentioned the arborist noticed black gum dropping from the bay laurel trees. He suggested a mineral oil spray that will rid the bugs off the leaves. Nine trees have been treated so far.

A homeowner questioned, based on solutions for the defensible space for homeowners, could the architectural guidelines in the Sub Lease Agreement be amended if solutions were found. Mr. Friesen stated they are currently looking for a solution, every time they replace the townhome gates, it is the Site Authority's responsibility. No solution has been found yet. John Lazarus stated he would not amend the Ground Sublease based on rules from CalFire. They would operate in a way that is compliant with the law.

A question was asked when the phase II landscape project will start. Mr. Friesen answered, UGCAM is working on getting verification from the Ventura County Fire Prevention Group and CalFire on what is allowed and won't have to be removed. Since one-third of the cost is demolition, UGCAM is working on applying for grants. The north side of the University Glen is in consideration for fuel reduction by hiring goats to clear the brush. Homeowners' may call the fire department for a free fire prevention survey of the exterior of the home. Mr. Friesen stated

the Fire Marshall mentioned your neighbors' wall must be clear 5 feet, including storage units that are up against the wall.

A homeowner asked how many pipe leaks and meter pressure issues UGCAM has received in the past six months. Mr. Friesen stated it is being tracked and will bring the information to the next meeting.

Adjourned by John Lazarus at 4:50 pm