

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, February 23rd, 2023

In Attendance: Jake Friesen, John Lazarus, Christina Sotelo, Mary Kennedy, Dae Paula Saulnier

John Lazarus called to order at 4:01 pm

Homeowners Advisory Council (Mary Kennedy):

- A. Mary Kennedy provided information on the community survey. The draft has been completed and sent to the University's Institutional Review Board. Once the Institutional Review Board approves, it will be shared with the University Glen community. Dae Paula confirmed she has a hard copy of the survey. Ms. Kennedy stated once the survey is ready it will be sent out online, with the survey software. It is an anonymous survey, there is no need for a name, email, or phone number. Jake Friesen stated the results will be presented at the May Homeowners Advisory Council meeting.
- B. Ms. Kennedy asked John Lazarus if there is any progress for the Community Advisory Group vacancies. Mr. Lazarus stated he has received 4-6 letters from residents who expressed interest in being a member. To proceed the President needs to approve. Mr. Lazarus stated the two faculty members go through the faculty senate.
- C. Ms. Kennedy questioned the progress of the public records requests. Public record requests have been submitted by numerous homeowners. Mr. Lazarus stated the volume of public records requests are up significantly and are being worked on diligently.

Site Authority (John Lazarus):

- A. John Lazarus informed that the University Council has drafted a document that allows homeowners to place homes in a real estate trust. The document has been placed on the University Glen website under Owner Resources.
- B. The Homeowners' manual was submitted to the Homeowners Advisory Council. To reiterate, this is not to make any changes to the Ground Sublease Agreement. Input from the Homeowners Advisory Council will be provided soon.
- C. The draft UGCAM budget for the next fiscal year starting in July 2023 is as follows:
 - a. Single Family Home UGCAM Fee
 - i. 22/23 = \$258.46
 - ii. 23/24 = \$293.35
 - b. Townhomes UGCAM Fee
 - i. 22/23 = 387.82
 - ii. 23/24 = 484.76
 - c. The townhome CAM fees are the focus because operational costs, such as utilities and insurance are rising and taking most of the fees. The reserves for townhomes are not at 40%. If the increase is not approved, the reserve

contribution will be lowered. That increases the possibility of a special assessment. The goal is stability, which can be attained with higher monthly costs. Less stability would be to keep the lower monthly cost. The Site Authority Board is open to hearing the townhome owners' opinions. The Site Authority does not directly contribute or pay to maintain homes. The money in the reserves is the townhome owners' money to pay for future obligations. Convey your opinions with the Homeowners Advisory Council.

- D. The water rate study has begun. The water rate study is to make sure the rates are fair for the cost of operating the water system. There is an open forum for the community to solicit their input. The water rate study should be completed around March/April. Allowing time to inform the FY 2023/2024 budget.
- E. On February 28th there is a campus event that is open to the public. Tables of the World event will be held from 11:30 a.m. to 1 p.m. at Broome Library Plaza. The International Faculty & Staff Association, Center for International Affairs, and International Programs Office are presenting the event to celebrate and educate people on our collective international backgrounds. The family-friendly event is open to all. Parents are encouraged to bring their children to learn about different countries and cultures. People staffing tables can adjust activities for younger minds. No RSVP is necessary.

Mary Kennedy inquired about the process for apartment dwellers to report an issue and have it combined with the reports of the homeowners. Jake Friesen replied to bring the concern to the Homeowners Advisory Council, and they will review and make a recommendation to the Site Authority. The apartment dweller may report the issue to Dae Paula Saulnier as well.

Ms. Kennedy asked if there are guidelines in place for the CAM fees and how it is determined to be an operating fee or placed in the reserves. Mr. Lazarus confirmed that the information is in the budget. The past budgets are posted on the University Glen website. The reserve studies are also online. Operating costs happen yearly to maintain the community function. It includes landscaping, insurance, water, gas, and streetlights electricity. Everything from the paint line out to the exterior of the townhomes is maintained by the reserves or the liability insurance. The insurance covers non-maintenance items. The slab leak is reported, UGCAM makes a claim, and liability insurance covers the initial remediation. The paint line is the dividing line between the homeowner and the reserves. The HO6 insurance policy covers the inside.

UGCAM Report (Jake Friesen):

- A. The mountain lion has been seen living around the community. In the most recent E-blast, you can find a link to the California Department of Fish and Wildlife presentation. In the 40-minute video Jessica West, Human-Wildlife Conflict Specialist provides

understanding details on mountain lions and how to live with them. The mountain lion is juvenile and not tagged. Gender and age are unknown.

- B. The Southern California Gas Company bill for January 2023 was four times larger than expected from the budget standpoint. UGCAM and the Budget Advisory Group have decided to close the Townside pool. The decision to close the Townside pool and not the Hillcrest pool was because of the capacity size. The Townside pool capacity is 64 people, and the Hillcrest pool capacity is 89 people. At the April Budget Advisory Group meeting, they will reconsider opening the Townside pool.
- C. UGCAM and the Budget Advisory Group continue to work together on the water and sewer bill.
- D. UGCAM and their handyman are working on the organic waste container enclosures. Rain has delayed the construction progress.
- E. The DG path on the 300 block of Channel Islands has been rutted out due to the recent rainfall. Gothic Landscaping will be hired to clear it out. In the meantime, there will be cones and tape to block it off.
- F. The annual tree trimming continues between March 6th and 13th. They will be trimming the crowns of the sycamore trees and removal of some trees.
- G. Due to recent rainfall and winds a tree has fallen and partially obstructed Canyon Creek. UGCAM is working on the removal of the tree.
- H. UGCAM is working with Gothic Landscaping on removing the weeds that were brought to their attention. They will be spraying the weeds as they find them, and in the future, they will add the emergent herbicide to the fertilizer.
- I. UGCAM is working with the Police Department to plan a Fire Prevention Day combined with a community BBQ. A possible date would be Saturday, May 15th. A homeowner asked who would pay for the Fire Prevention Day. Jake Friesen stated there is still money set aside in the budget for community activities.

Closing Remarks:

John Lazarus gave an update on Anacapa Canyon. The model homes will be done by the summer of 2023. Sales for the townhomes and single-family homes will take place during 2024. The market rate apartments occupancy is expected in late 2024. The age-restricted apartments are expected to be occupied in early 2025.

Mr. Lazarus stated we are not set up to allow community members to talk on the Zoom meeting. If you have a question, you may type it out and submit it on the Zoom Q&A.

A homeowner asked if we could hire food trucks for Fire Prevention Day. Mr. Friesen stated they will research it. He thanked the homeowner for the idea.

Adjourned by John Lazarus at 4:33 pm