

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, March 23rd, 2023

- A. In Attendance: Jake Friesen, John Lazarus, Christina Sotelo, Mary Kennedy, Ben Gordon, Jeanne Grier, Mark Hewitt

John Lazarus called to order at 4:05 pm

Anacapa Canyon (Ben Gordon):

- B. Ben Gordon announced there are no material updates in the way of Anacapa Canyon. Construction slowed due to the rain. The project continues to advance with the target dates. The initial homes will be used as the model units. Two single-family and six townhomes will be ready mid to late summer. The first apartment units will be ready around October. For sale products will be ready in November. The senior affordable apartments will be online in the late first quarter or early second quarter of 2023.
- C. John Lazarus announced Anacapa Canyon was granted permission to continue construction on the following three Saturdays to catch up from the rain delay. Construction will start at 9 am for the next three Saturdays.
- D. Mary Kennedy asked Mr. Gordon if Anacapa Canyon will share expenses with University Glen. Ben Gordon responded no because Anacapa Canyon is not developed yet, and the two communities are being operated independently. John Lazarus reminded Ms. Kennedy of the Facility Use Agreement. Stating anyone from University Glen may use Anacapa Canyon community amenities. Ms. Kennedy asked if the key fobs would work in Anacapa Canyon. Mr. Gordon confirmed that the University Glen fobs will work for Anacapa Canyon and the Anacapa Canyon fobs will work for University Glen amenities.
- E. A Homeowner asked what the CAM Fees will be for Anacapa Canyon. John Lazarus responded that Anacapa Canyon will have its own CAM Fees because it will be operating and maintaining a separate set of responsibilities. Ben Gordon added that Kennedy Wilson has learned a lot about the operations of the community over the last seven years. Mr. Gordon stated he is not in the position to share the CAM Fees budget yet since they are still working on it. He confirmed they are also working with related reserve companies.
- F. Jeanne Grier issued her concern with parking in University Glen. She questioned how Anacapa Canyon will zone parking in the community. Mr. Lazarus explained Channel Islands Police Department would be open to a conversation about the zone parking in Anacapa Canyon.
- G. John Lazarus reminded everyone Anacapa Canyon has a link on the University Glen website, you can sign up for the waitlist. Marketing emails will be sent out once the houses are available for sale.
- H. Mary Kennedy asked Ben Gordon about cost-sharing responsibilities for Channel Islands Drive. Mr. Gordon confirmed Kennedy Wilson is still in discussion with the Site Authority. He stated that Kennedy Wilson recognizes there should be some cost-sharing responsibility in terms of maintenance.

- I. Mary Kennedy asked if the Anacapa Canyon water and sewer will conjoin with the University Glen water and sewer. Mr. Lazarus provided clarity on the subject. He stated that Anacapa Canyon will not impact the water and sewer for University Glen. Jeanne Grier asked if the Anacapa Canyon homes will have individual water meters. Mr. Lazarus confirmed the water meters will be paid for by Kennedy Wilson. Mr. Gordon confirmed the University will provide a bulk water bill for Anacapa Canyon; it will be broken down by the third-party service provider. Anacapa Canyon will bill the utilities by the CAM fees, but water is based on consumption.

Homeowners Advisory Council (Mary Kennedy):

- A. Mary Kennedy expressed her disappointment with Anacapa Canyon for not contributing to the installation of the picnic tables and the bollards on the footbridge.
- B. The community survey being done by Channel Islands students will be closed Sunday, March 26th. A request was made to send out an E-blast for a final push for the community to be involved.
- C. Ms. Kennedy asked if Anacapa Canyon will be connected to the University's IT system. Ben Gordon answered no Anacapa Canyon will not be connected to the University's IT system. Mr. Gordon stated Kennedy Wilson is in discussion with Frontier and Charter regarding internet services for the residences. They recognize that cell service is limited so they are in contact with providers to bring an antenna to the Anacapa Canyon side of the community.

Site Authority (John Lazarus):

- A. John Lazarus informed that the Homeowners manual has been shared with the Homeowners Advisory Council. If anyone would like to view it, email John directly and he will share it.
- B. The fiscal year CAM budget continues to be worked on.
 - 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. Earthquake insurance is about \$50 a month. Mr. Lazarus is looking around for a better quote.
- C. The water rate study continues to move forward. A public forum will be held for University Glen residents. Featuring a presentation with the draft data.
- D. Mary Kennedy inquired about the grocery store in Town Center. Ben Gordon reported there was momentum in negotiations, but nothing has been signed.
- E. Jeanne Grier asked if there has been a discussion on zero-scaping the landscaping. Mr. Lazarus stated the amount of reclaimed water has not increased or decreased over the past three years. Jake Friesen commented that on January 1st, 2023 the Ventura County Fire Department released defensible space requirements and standard 515

requirements. These are fire related requirements. Kennedy Wilson has been working on refurbishing the landscaping. Cal Fire has hired Ventura County Fire Department to be Cal Fire in this area. Standard 515 is enforceable legislation statewide. Kennedy Wilson is in talks with the Police Department about a safety day for the community to share the information on Standard 515.

- F. A homeowner commented that the major increase in townhome CAM fees is due to the reserves being severely underfunded for years. Mr. Lazarus clarified; the reserves went down significantly due to operational expenses rising. Before that, there was sensitivity to raising the CAM Fees because of the economic hardship during the pandemic. Mr. Grier asked if the Site Authority is still exercising the right of first refusal on the resale of homes. Mr. Lazarus stated they have not since he has been working here.

UGCAM Report (Jake Friesen):

- A. Jake Friesen gave an update on the picnic tables that were given to University Glen by a resident. Mr. Friesen inspected the scuffs needed for the picnic tables at a park in Thousand Oaks. UGCAM is in discussion with an installation company for the best price. Additional information to come next month.
- B. Gothic Landscaping has addressed the trees that were blown down from the recent storms. A proposal has been made by Gothic Landscaping to remove certain trees for safety. Gothic Landscaping has completed the crown trim of the sycamore trees along the 100 - 400 block of Channel Islands and the mistletoe in the trees at the Anacapa and Channel Islands roundabout.
- C. Mr. Friesen announced a scheduled gutter cleaning for the townhomes is taking place April 6th–14th. An E-blast to the single-family homeowners will be sent out with the contact number to Tri-County Power Washing to schedule a gutter cleaning for \$125. An E-blast with more information and the schedule will be sent out to everyone before the cleaning.
- D. UGCAM presented the E.J. Harrison organic waste compliance requirement to the Budget Advisory Group. The discussion was to order two 64-gallon brown bins for the single-family and townhome owners. E.J. Harrison recommended a 32-gallon for an extra \$2 a month per home. That brings up the total for homeowners to \$26.99. UGCAM continues conversations with E.J. Harrison about becoming compliant. The request to approach Athens Trash Company, who has a contract with the City of Thousand Oaks, was denied because they are not servicing the University area.
- E. Mr. Friesen announced trenching will be done along Channel Islands Drive which is associated with Anacapa Canyon. Ms. Grier questioned if this the trenching is associated with the construction on Channel Islands Drive in front of Sage Hall. It was found that the construction won't take place until the Fall or Winter of 2023.
- F. The budget continues to be worked on the with Budget Advisory Group.

Adjourned by John Lazarus at 4:56 pm