

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, April 27th, 2023

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

John Lazarus called to order at 4:04 pm

Homeowners Advisory Council (Mary Kennedy):

- A. Mary Kennedy questioned if the Water Rate Study is finalized. John Lazarus stated the Water Rate Study is not finalized. The questions from the residents have been presented to Black and Veatch. The responses will be presented in a few weeks. Ms. Kennedy questioned who paid for the Water Rate Study. Mr. Lazarus responded that the Site Authority paid for the Water Rate Study, and it did not come from the homeowners' CAM Fees.
- B. Ms. Kennedy announced that the community survey has been completed. Professor Downey's class will be presenting the results on May 17th. A webinar will be created and recorded for people to view.
- C. Ms. Kennedy mentioned the questions regarding the Site Authority repurchasing properties. Mr. Lazarus stated Site Authority tracked the home ownership from the beginning of the University Glen's existence. Site Authority purchased the property in 2007. Site Authority checked the history of the Reserve funds. Mr. Lazarus confirmed no transactions in any Reserve funds for \$500,000 or anywhere near that amount. He stated it was purchased without any Reserve money.
- D. Ms. Kennedy mentioned the need for a stairway from the North Townside apartments to Rincon Street. Dae Paula Saulnier confirmed they are in the process of bids for the stairs. Ms. Kennedy asked for an update on the grocery store. Dae Paula stated negotiations are still taking place. Changes to the agreement have been requested which are in review with legal.
- E. Ms. Kennedy mentioned the upcoming Site Authority Board. She stated the Homeowners Advisory Council has requested an item be added to the agenda. Mr. Lazarus stated the agenda will be compiled on May 5th. Ms. Kennedy requested cameras be turned on during the public comment period. Ms. Kennedy questioned the Anacapa Canyon wastewater and how the community will be protected from additional leakage problems. Mr. Lazarus stated Black and Veatch will be able to bring some clarity to the question with their responses to the questions.

Anacapa Canyon (John Lazarus on behalf of Ben Gordon):

- A. John Lazarus announced no major updates to Anacapa Canyon. Slight delay in occupancy due to weather. Construction continues to progress. It was announced in an E-Blast that the Channel Islands Police Department has granted the ability to park between the two roundabouts for a couple of days. This is to accommodate the staff during the paving of the road.

Site Authority (John Lazarus):

- A. John Lazarus shared the budget for the fiscal year, 2023-2024. UGCAM's 2022-2023 budget was \$2,360,263. This upcoming fiscal year UGCAM's budget is \$2,743,680. Landscaping includes exterior, irrigation specialist, irrigation equipment, and Plant Replace/Contingency with a total of \$475,680.00. Electricity costs rose to \$108,080. The increase is due to an increase in energy costs. Gas rose to \$39,180. Which is an increase of \$13,780 from last year. Gas costs rose from \$25,400 to \$39,180. An increase of \$13,780. Due to the cost of natural gas.
- B. Potable water rose from \$120,000 to \$169,840. An increase of just under \$50,000. Site Authority purchases water at a wholesale rate, the residents receive this wholesale as well. University Glen residents pay less per unit of measure of water than residents who would buy directly from Cam Rosa. Mission Hills apartments and Town Center have individual water meters installed. Which have not fluctuated in usage. For single-family homes and town homeowners, the allocation based on meters is an additional \$7.88 per month. The recycled water, which is used for landscaping, decreased from \$83,276 to \$75,949. The meter fee maintains the equipment that allows water to be delivered to University Glen. The bond paid for the installation of the infrastructure. The Water Rate study done by Black and Veatch looked at the labor required to monitor the infrastructure and save for future events they predict will happen. Cam Rosa's fees are used to cover the cost of operating and maintaining over time. The fee set in July 2022, was based on the size of the meter that goes into the service area. It is a set rate depending on the size of the pipe. The fee totaled up to \$45,340. The location of the meters imposed a disproportionate amount of \$45,340. Mission Hills paid \$40,467 of the total fee. Townhome and single-family homeowners paid \$4,874 of the total fee. 90% was paid for by Mission Hills and Town Center and 10% was paid for by townhomes and single-family homeowners. The Water Rate Study fee calculated what it will cost to operate and maintain over time. The cost is estimated to be around \$100,000. University Glen residents in the fiscal year that began July 2022 were charged \$5.00 and \$62.00 per door per month. According to the current Water Rate Study, the amount is \$10.54 per door per month. The Water Rate Study and video were sent via E-Blast. Once Black and Veatch provide the answers to the questions from the community, UGCAM will share the questions and the answers with the community.
- C. Mark Hewitt asked if the extra surplus fee was divided between townhomes and single-family homes. Mr. Lazarus confirmed. Mr. Hewitt questioned if his water usage is flat. Mr. Lazarus responded there is no way of knowing without them being individually metered. Mr. Lazarus explained there is a meter measuring the amount of water going into the community. Which is located upstream of the Kennedy Wilson. Meaning the

only other place that water could go is single-family homes and townhomes. There is no data for individual homes. Mr. Hewitt asked about the pipe leaks. Mr. Lazarus explained that leaks are rolled into the Water Rate Study. Mary Kennedy asked if the pipe leaks in the streets are coming from the pipe that is assigned to townhomes and single-family homeowners. John Lazarus confirmed. Mr. Lazarus explained, if there were individual meters in University Glen and a leak happened, it would be rolled into the next Water Rate study. Mr. Hewitt asked whose idea it was for the Water Rate study. Mr. Lazarus stated Roxane Beigel-Coryell, the Sustainability and Energy Director, facilitated the Water Rate study. Mr. Lazarus confirmed the \$10.54 fee is for all units.

- D. Sewer rates rose from \$347,428 to \$361,000. Inflation is the primary reason. Ms. Kennedy asked about the elements for the Water/Sewer infrastructure fee. Mr. Lazarus will confirm with Black and Veatch and report the answer in the community E-Blast. Mr. Lazarus continued with the trash removal rate, which rose by 10%. From \$223,000 to \$250,000. Maintenance is increasing from \$347,000 to \$361,000.
- E. The earthquake insurance policy is a \$10 million policy that covers everyone across the community. Site Authority pays \$88,000 yearly for this policy. The Site Authority was able to find an earthquake policy outside of the California State University system. The coverage will increase from \$10 million to \$40 million, and the cost will decrease.
- F. Management fees rose from \$303,000 to \$330,000. Site Authority negotiated a \$18,000 reduction on the 5-year contract. Last, the common area Reserves are \$26.04 for every property. The Reserve for the single-family home staying at \$11.58. The Reserve for the townhomes rose from \$72.06 to \$106.90. The Reserve studies can be found under the Owner Resources page on the University Glen website. The Reserves are the homeowners' savings accounts, more money in the savings reduces the chances of a special assessment.

UGCAM Report (Jake Friesen):

- A. Jake Friesen announced the California State organic waste removal mandate has been met. On May 16th UGCAM will be switching the 64-gallon green trash bins and replacing them with black 64-gallon trash bins. A 32-gallon organic waste green trash bin will be added. This will add \$2 a month, which has been budgeted accordingly. More information will be sent out through E-Blast. Mark Hewitt confirmed the 64-gallon trash bin, 64-gallon recycle bin, and 32-gallon organic waste bin.
- B. The Garden Committee reported herbs are in full bloom. Currently growing mint, sage, lavender, green onions, oregano, and rosemary are all available. Please be respectful and reasonable in what you decide to take. Gabriel Powell, Coordinator for the community park has resigned. UGCAM is looking for a replacement. UGCAM is aware of the influx of gophers in the community garden and addressing the problem.
- C. UGCAM continues to work with Gothic Landscaping addressing the DG path to be cleared before the end of the fiscal year. Gothic Landscaping has started the 100-foot brush clearance. No landscaping will start before 9:00 am on the weekends. On June 1st it will be evaluated by the Ventura County Fire Department.

- D. The fertilizer used in the community is called One Shot. It was approved by the university. More information is provided on the University Glen website. The herbicide used is called Lifeline, a non-glyphosate. The herbicide Speed Zone is used for weeds and turf throughout the community.
- E. Ventura County Fire Department met with UGCAM, Site Authority, University Glen resident Tom Bokhart, James Salazar from Mission Hills, and Aaron Greer the Cal Fire inspector to plan a community-wide event for activities and distribution of information regarding fire safety. UGCAM is working with Larry Williams and Aaron Greer to clarify the obligations regarding the 100-foot clearance.
- F. In the UGCAM financial report for March 2023, there is a negative variance of \$5,000 in the budget. There is a negative variance of \$62,331 when combining water and sewer. Jeanne Grier asked if UGCAM could send out an E-blast regarding water conservation and include the fee amount that will have to be paid by the end of the year.

Anacapa Canyon (Ben Gordon):

- A. Ben Gordon announced there are no major updates for Anacapa Canyon. Construction is on track for the first model homes and block of townhomes to be completed by summer. In early October the market-rate apartments will be completed. The senior affordable apartments will be completed in early May. Mission Hills is continuing to work on the town center market deal.
- B. Mary Kennedy asked about the additional Community Advisory Group members. Ms. Grier is working on the faculty member and Mr. Lazarus does not have an update on the other additional member.

Adjourned by John Lazarus at 5:00 pm