

**UNIVERSITY GLEN COMMUNITY ADVISORY GROUP**

Thursday, May 25th, 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 4:02 pm

**Anacapa Canyon (Ben Gordon):**

- A. Ben Gordon provided an update for Anacapa Canyon. The home sales will start in late June. Anyone can join the contact list on the website, anacapacanyon.com. Deliveries remain on schedule for the first set of apartments in October and continued deliveries through 2024 for the other apartments. The clubhouse and the community building will be completed in August with furnishing at the end of August. Pre-leasing activities will happen in September. Any questions can be directed to him, Dae Paula, or the interest list website.
- B. John Lazarus asked if the price ranges are still being calculated. Ben Gordon confirmed yes, they are still being calculated. Once available the information will be sent out.

- a. **170 Senior Apartments**

- 170 Age/Income Restricted Apartments – February/March 2024

- 310 Market Rate Apartments**

- Phase 1 (9 Buildings, 87 units) – January 2024

- Phase 2 (9 buildings, 125 units) – May 2024

- Phase 3 (8 buildings, 98 units) – September 2024

- For Sale Homes/Townhomes**

- Model Homes – Summer 2023

- Phase 1 (6 townhomes, 2 single-family homes) – October 2023

- Phase 2 (8 townhomes, 9 single-family homes) – January/February 2024

- The remaining 84 townhomes are Unknown as they have not started construction.

**Site Authority (John Lazarus):**

- A. John Lazarus announced the budget was voted on by the Site Authority Board.

	<b>FY 22/23</b>	<b>FY 23/24</b>	<b>\$ change</b>	<b>% Change</b>
<b>Apartments</b>	\$ 251.89	\$ 271.63	\$ 19.74	7.8%
<b>Town Center Apartments</b>	\$ 248.58	\$ 277.71	\$ 29.13	11.7%
<b>Town Center Retail</b>	\$ 248.58	\$ 277.71	\$ 29.13	11.7%
<b>Single Family Residences</b>	\$ 258.46	\$ 313.86	\$ 55.40	21.4%
<b>Townhomes</b>	\$ 387.81	\$ 484.76	\$ 96.95	25.0%

- a.

- B. The Water Rate Study took place on April 12, 2023. The questions asked by the community were answered by Black and Veatch and sent to the community. Anyone may watch the presentation with the YouTube link on the website. In the current fiscal year apartments were paying \$6.40 while townhome and single-family homeowners were paying \$3.69. This upcoming fiscal year everyone will be paying \$10.54. This is still a discounted price from CamRosa. Jeanne Grier asked why the CAM Fees are not the same rate per door if we are all paying for water at the same rate. Mr. Lazarus stated it depends on what is covered in the CAM Fees. Mission Hills handles its Reserves since it was sold to them.

**Per door charges for reference**

Connection	Previous Fee	Proposed Fee
KW Apartments	\$6.40	\$10.54
Single Family Homes	\$3.69	\$10.54
Townhomes	\$3.69	\$10.54

**Neighboring Utilities Comparison**

Connection	Camrosa Water District	City of Camarillo
Fixed Fee Only		
Water (\$/5/8" meter)	\$14.08	\$22.03
Recycled Water (\$/5/8" meter)	\$8.60	\$22.03
Wastewater (\$/EDU)	\$43.05	\$59.23

- a.
- C. The Reserves presentation was worked diligently with John Lazarus, Laurie Nichols, Stephanie Bracamontes, and Barbara Rex. The presentation is available online to watch.
- D. John Lazarus thanked everyone for taking advantage of Islands Café. He reminded everyone that Islands Café will not be open during the Summer. Ms. Grier asked if Pizza 3.14 will be open during the summer. Mr. Lazarus stated they will not be open during the summer. Jake Friesen stated he would include summer hours for the town center shops in the upcoming E-Blast.
- E. Mary Kennedy asked how the different Ground Sublease accounted for in the analysis. Mr. Lazarus confirmed the email with the 2 different snippets of Ground sublease has been sent to legal. The Site Authority is working on finding more information. If there are any violations, they will adjust accordingly. Site Authority cannot violate the Ground Sublease. If it is violated the decision will be reversed. Ben Gordon reminded everyone that Mission Hills represents 60% of the community as well.
- F. Jeanne Grier asked why there are only going to be 10 single-family homes in Anacapa Canyon. Ben Gordon explained those are the current lots under development. There will be 109 combinations of single-family homes and townhomes in Anacapa Canyon.

**Homeowners Advisory Council (Mary Kennedy):**

- A. Mary Kennedy announced the greatest concern in the community is the water component of the upcoming budget. Ms. Kennedy mentioned the water geyser on Channel Islands Drive recently. Mr. Lazarus explained that it was landscaping related.

- B. Ms. Kennedy explained the community has concerns regarding the Reserves and the information provided by the Reserve study.
- C. Ms. Kennedy asked on behalf of the community, about a cell phone tower in Anacapa Canyon. Ben Gordon confirmed they are aware of the concern and are working with consultants to bring cell service.
- D. Ms. Kennedy questioned the grocery store in the Town Center. Ben Gordon responded that contract negotiations are currently happening. The lease contract is in review with their legal. He hopes for more information in the upcoming weeks.
- E. Ms. Kennedy asked about the resurfacing of the community basketball court and the stripping for both basketball and pickleball. Jake Friesen stated there are multiple bids for the resurfacing. The funds are included in the budget for 2023. The union rate saves \$5,000. There is also a 6% management fee. The striping of the pickleball court has no additional cost. The nets for pickleball will be an additional cost of \$200. Mark Hewitt asked Ben Gordon if that would be something Anacapa Canyon would be interested in investing in. Ben Gordon agreed that more functionalities would be better. His only concern is how the nets would be managed. Jeanne Grier asked if it would cover a single court. Her concern is the mechanism used for reservations. Mr. Friesen suggested having pickleball on one half of the court or painting pickleball on the center line of the court. The community could use a chalkboard or maker board to manage reservations. Ms. Grier asked if UGCAM could send out a survey to the community regarding the basketball court use and what they prefer. Ms. Grier suggested some new rules for the road and parking for the multi-use area. Ms. Kennedy asked about the pickleball court located on campus. Ms. Grier stated the pickleball court is Behind Lindero Hall and suggested checking its availability because it might be for university use only. Ms. Kennedy asked if UGCAM can send an email with information on the pickleball court at the university. Ms. Kennedy asked Ben Gordon if Anacapa Canyon will have a basketball court. Mr. Gordon stated no, Anacapa Canyon will not have a basketball court. Ms. Kennedy asked if Anacapa Canyon would contribute to the resurfacing of the basketball court. Mr. Gordon stated No, each community maintains its amenities and spaces. There is reciprocal access for residents of each community, but they are separate and distinct communities.

**UGCAM Report (Jake Friesen):**

- A. Jake Friesen announced E.J. Harrison has completed the exchange of waste bins. University Glen is now compliant with the State Organic Waste mandate. Homeowners can familiarize themselves with the guidelines through a link provided in the recent E-Blast. A countertop waste bin will be provided for individual owners in Ventura County. UGCAM is looking into gathering those waste bins from Ventura County for University Glen residents. E.J. Harrison picks up trash, recycling, and organic waste at 7 am every Tuesday. Bins must be put away by Wednesday at noon. CAM Fees to EJ Harrison allow

for one oversized pick-up item a year. To arrange the oversized item pick up call E.J. Harrison, ask for dispatch, and provide your address.

- B. The Homeowners Advisory Council member election will be in the following weeks. Only homeowners other than the site authority may vote. Candidates who are interested in running for one of the three, two-year positions, for the years 2023-2024 email the UGCAM office. To have your name on the list of candidates the date has been extended to Wednesday, June 30<sup>th</sup>. Please include a brief bio explaining how they will serve the community based on their interests and background. The written ballots will be mailed out along with a return stamped envelope for one ballot per household on Monday, June 5<sup>th</sup>. Candidates may hold a forum on the week of June 5<sup>th</sup>. Ballots are to be returned by Wednesday, June 14<sup>th</sup> at 5:00 pm. The continuing members will count the votes on a recorded Zoom call before the June HAC meeting. The results will be announced at the June HAC meeting on Thursday, June 15<sup>th</sup> at 6:00 pm. Per the Ground Sublease, any vacancies remaining shall be filled by a remaining member. If most of the remaining members have not appointed a successor by the end of such 30 days, the Site Authority may select a successor.
- C. UGCAM is working to address the compromising of the DG path due to the excessive rains. UGCAM is working with the Site Authority, Gothic Landscaping, and the Budget Advisory Group. The Homeowners Advisory Council agreed repairs should be implemented. Currently, there is one bid from Gothic Landscaping for \$25,000. Mark Hewitt asked if UGCAM has considered caving the walkways so repairs would not have to be done every year. Mr. Friesen agreed with Mr. Hewitt and offered to meet in person to discuss further.
- D. John Lazarus confirmed the pickleball court locate on campus is not open to the public.
- E. Gothic Landscaping is continuing to work on the 100-foot brush clearance at the perimeter of University Glen.
- F. The information regarding fertilizer and herbicides used in University Glen has been posted on the website.
- G. Safety Day is being planned for early June. Mr. Friesen will post the date as soon as UGCAM hears back from Ventura County Fire Department.
- H. Mary Kennedy asked John Lazarus about the Reserve drawdowns. What is the process for paying out of reserves, who signs off, and who has how much authority? Mr. Lazarus has authority for up to \$25,000. Mr. Friesen sends the proposal to Mr. Lazarus. Mr. Lazarus reviews and approves them. If the proposal is over \$25,000 Mr. Lazarus would approach the Homeowners Advisory Council and only Laurie Nichols or Barbara Rex can approve.
- I. Mary Kennedy asked who is paying for the water leaks in the streets. Mr. Lazarus stated they are being covered by facilities. The funds are not taken out of the Reserve Funds.
- J. Jeanne Grier asked about the steep hill on the northeast corner of the roundabout across from the leasing office. People have been using it for access even though it is unsafe. Ben Gordon stated they are aware of the issue and have done some low-level attempts to redirect traffic. It is not a designated walking path. He added they are looking into building stairs and are in the process of soliciting bids.

- K. Ms. Grier asked about parking and working on phases of parking in designated areas. Mr. Lazarus suggested speaking with Garrett Brownfield the new administrative lieutenant. Ms. Grier suggested less parking enforcement on the weekends. Mr. Lazarus suggested speaking to the CSUCI Police Department.
- L. Ms. Kennedy asked about the status of a missing Community Advisory Group member. Mr. Lazarus stated there has been a scheduling conflict that was preventing a CAG member from joining. Adjustments might be made to accommodate them.

Adjourned by John Lazarus at 5:00 pm