

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, June 22, 2023

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

John Lazarus called to order at 4:02 pm

Anacapa Canyon (Ben Gordon):

- A. Construction continues at Anacapa Canyon, progressing according to schedule. The main clubhouse will be complete by the end of August. With pre-leasing options available there. The website continues to remain available for inquiries of sales or rentals. The sales timeline is progressing with the timeline as planned. Pre-sales information will launch in late July. Jeanne Grier asked if the homes will be prioritized for university-related faculty and staff. Mr. Lazarus explained the priority system will exist. However, the seller will be selected on the highest offer for the property. They are working on limiting the number of counter offers for Category 2 and 3s.
- B. Mary Kennedy asked about the progress of the grocery store. Ben Gordon announced the progress is steady but not definitive yet. The lease is in the hands of the proposed occupant. Ms. Kennedy asked if there was a cutoff date for the proposed occupant. Ben Gordon stated that since there are no other prospective occupants there is no cutoff date.
- C. Ms. Kennedy mentioned the garbage that was found at the Anacapa Canyon construction site. She mentioned it was addressed and expressed her appreciation for the action taken on that.

Site Authority (John Lazarus):

- A. John Lazarus announced the Water Rate Study has been finalized. The Water Rate Study, the Reserve presentation, and the questions and answers have been posted on the University Glen website.
- B. Jeanne Grier asked about the total of single-family homes being built in Anacapa Canyon. Ben Gordon stated there are a total of 109 combined single-family homes and townhomes. With 60% being townhomes. The first phase of construction includes eight units. Two model homes and six townhomes. The lots are being obtained in phases with 25 lots obtained. More lots will be obtained in the future. Mr. Gordon stated the finalization of pricing is being worked on with John Lazarus. Which will include the price of the units. Mr. Gordon confirmed there will be a total of 45 single-family homes and 64 townhomes.
- C. Mary Kennedy asked about the difference between the numbers of \$87,000 on the Water Rate Study and \$92,000 on the proposed budget. Mr. Lazarus explained \$87,000 is day 47 of 90 days of operating costs. The Water Rate fee covers operating plus reserves. The \$92,000 cost is the annual cost of the building of the reserves and

operating costs. Operating costs include what is required to deliver water and sewer to the community. \$87,000 is the goal for building up the reserve for University Glen.

- D. Jeanne Grier expressed her concern about the timeline of notifying homeowners of CAM Fee increases. The Site Authority Board approved the proposed budget on June 12th. Homeowners did not receive the letter of notification until June 20th. Jake Friesen explained the CAM Fees are due by the 10th of the month. UGCAM did not want to mail out the notices before the 10th to avoid confusion. Mary Kennedy proposed avoiding late fees for the first month of the increase in CAM Fees. Mr. Friesen stated late fees are not applied for one month's missed CAM Fee rent. Mr. Friesen stated UGCAM will send out a separate email reminding us of the rate increase. Mr. Lazarus proposed reaching out to the Homeowners Advisory Council for their opinion of the delivery method.

UGCAM Report (Jake Friesen):

- A. Jake Friesen mentioned the CAM Fee rates after July 1st for single-family homes will be \$313.86 and for townhomes will be, \$484.76. The rates for Mission Hills apartments will be \$271.63 and the town center apartments at \$277.71. The town center retail stores will be at \$277.71.
- B. The Homeowners Advisory Council has completed their elections. The new candidates are Sandra Bolter, Andrew Morris, and Sasha Strunk. Their two-year term will begin July 1, 2023. Mr. Friesen thanked retiring Homeowners Advisory Council members, Tom Bokhart, Carolyn Phillips, and Sandra Boyd for their service to University Glen in participating on the Homeowners Advisory Council.
- C. The initial quote for the repairs for the DG path was \$40,000. Modifications and limiting the area to six locations gave a new quote of \$24,935. With the most recent Homeowners Advisory Council meeting it was recommended to move forward with the repairs to the DG path. It is category number 1802 on the 2022-2023 budget under reserves. There is a \$25,000 budget, the quote is under budget
- D. The Site Authority approved repairs to the concrete sidewalks containing trip hazards. There is a \$20,000 line item in the budget with category number 404 for the repairs. Precision Concrete Cutting will repair the worst concrete locations in the community. With \$2,216.50 in the budget for it.
- E. Mr. Friesen mentioned the resurfacing of the basketball court. UGCAM suggested on creating a working group that will communicate the community needs, concerning the pickleball court. There is a budget line for the resurfacing in the budget for \$20,578 with a category number 1206. The two current quotes are within the budget amount. The community must provide their pickleball nets.
- F. Gothic landscaping completed the state-mandatory 100-foot brush clearance by the deadline of June 1, 2023. According to Larry Williams of Ventura County Fire, owners are responsible for up to their property lines and up to their 100-foot line.
- G. UGCAM addressed a broken planter on Anacapa Island at Channel Islands, due to a construction trailer.
- H. Gothic Landscaping sprayed the plants around the clover turf. UGCAM emphasized that no spraying occurred in the dog park or within 100 feet of the community garden.

UGCAM is aware of Gothic Landscaping and the debris issue. Gothic Landscaping is aware of the issue. There is concern about the debris from Gothic Landscaping clearing out the gutters. UGCAM is suggesting to the Homeowners Advisory Council to suggest no parking on the 100 - 400 block of Landing Cove and Anacapa Island Drive on Mondays between 8:00 am and 3:00 pm. No parking on Tuesdays, between 8:00 am and 3:00 pm on the 700 – 2,000 block of Channel Islands Drive, Cuyler Harbor Drive, Frys Harbor Drive, East Platts Harbor Drive, Twin Harbor Drive, and Santa Cruz Islands Drive. Gothic Landscaping will post signs on stakes to alert the community. UGCAM is willing to hear other suggestions. Ms. Grier expressed her concern for the residents who are out of town for the summer. She asked if alternate parking will be provided. Mr. Friesen stated it can be discussed further at the Homeowners Advisory Council meeting. Ben Gordon asked if there would be any extra cost for this alternate methodology. Mr. Friesen stated there will be no extra cost. Mark Hewitt suggested the car park on the other side of the street one day a week. Mr. Friesen stated it would work except for the streets with a fire lane on the opposite side of the street.

- I. UGCAM continues to work with the Site Authority and the Police Department on a Safety Day in the future. You can find information on the University Glen evacuation plan on the University Glen website.
- J. Gothic Landscaping continues to address irrigation leaks. UGCAM thanked everyone who contributed pictures of the leaks. The geyser that was along Channel Islands Drive, Gothic Landscaping is responsible and will cover the expense. They completed the lifting of the tree limbs along the walkways.
- K. UGCAM is in discussion with the university about metering the pool along with the amenity pool houses. As of right now, the cost to run water to the pool and amenity pool houses is divided by the common area.
- L. The Water Rate Study and questions from UGCAM owners have been posted on the University Glen website.

Homeowners Advisory Council (Mary Kennedy):

- A. Mary Kennedy asked about the Student Union pickleball court that is unused during the summer. John Lazarus stated he will ask again. Ms. Kennedy asked about an event in the courtyard of the library. She asked for Mission Hills Apartments to be notified of this event and future events.
- B. Ms. Kennedy expressed her concern about the Site Authority's response letter to the community. Stating it was not signed, dated, or on letterhead. She asked if the board approved it. John stated the Site Authority legal council approved it, but the board does not vote on letters of oversight. Mr. Lazarus stated the updated response letter has been replaced with the one on the University Glen website. Ms. Kennedy asked how many community signatures were on the Site Authority board meeting letter. Mr. Lazarus stated 24 signatures. Ms. Kennedy stated there should be 38 signatures. Mr. Lazarus asked Ms. Kennedy for the extra signature pages, and he will email the response letter to them.

- C. Mary Kennedy asked about the Budget Advisory Group Charter and if there was a date on it. Mr. Lazarus stated there is no date on it. Ms. Kennedy asked about the mention of a Common Area Budget Advisory Committee. Mr. Lazarus confirmed that is the Budget Advisory Group. Ms. Kennedy asked about the mention of a UGCAC. It was requested to clean up the Charter and update it. Mr. Lazarus agreed to clear up the entities and not change the intent. Ben Gordon agreed and stated the intent is clear. Ms. Kennedy asked about the sentence stating, "The committee is not a decision-making body, but shall make recommendations to the UGCAC. Mr. Lazarus confirmed and stated the only person who can approve the CAM budget is the Site Authority board. Mr. Friesen stated UGCAM will help update the charter.

Adjourned by John Lazarus at 5:10 pm