

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, July 27, 2023

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

John Lazarus called to order at 4:02 pm

Anacapa Canyon (Ben Gordon):

- A. Ben Gordon provided an update on Anacapa Canyon. The first model homes have been completed. An open house event will be held on August 12th. All residents of University Glen are welcome to attend. Construction for the market-rate apartments continues with an anticipation date of October. The clubhouse and fitness center should be completed by the end of August. Pre-leasing activities will take place in September.

Homeowners Advisory Council (Mary Kennedy):

- A. The Homeowners Advisory Council skipped certain agenda items due to two members not being present for the July meeting. There will be a rotating chair for the meetings. Starting in September, the Homeowners Advisory Council meeting will be on the second Thursday of the month.
- B. Mary Kennedy requested a community cleanup day. She explained there have been more complaints about trash coming from the construction site. Mr. Lazarus stated he would connect with the Comstock team about the weekly clean-up.
- C. Ms. Kennedy expressed her appreciation for the updated Budget Advisory Group Charter. She asked if it would be preferable to allow the Homeowners Advisory Council to appoint the two members to the Budget Advisory Group. John Lazarus stated that if the changes fall within the Ground Sublease Agreement and there is representation the changes should be acceptable.
- D. Sandi Boyd recommended changes to the reserve investment policy. Details of the changes are elaborated in the provided letter. Ms. Kennedy explained the concerns with the investments with CalTrust and with the loss from the previous year. Mr. Lazarus explained that there are investment vehicles within CalTrust to protect the principle. H explained that CalTrust is structured in a way where the losses should not become realized losses. Mr. Lazarus proposed that the Budget Advisory Group and the Homeowner's Advisory Council structure a vote for the Site Authority Board to state, that the only investment that should be made is one where the principle is protected. Mary Kennedy asked if all the funds were within Federal Deposit Insurance Corporation (FDIC) limits. Mr. Lazarus confirmed they are always within FDIC limits. He explained the Site Authority has a Master Enabling Agreement with the CSU.

- E. Mary Kennedy asked if there was an update on the grocery store. Dae Paula stated that Kennedy Wilson and the prospective leasers are still in negotiations and awaiting finalization. Ben Gordon confirmed they are continuing to work with the current interested party. They are re-engaging the brokerage community to continue to look for other options.
- F. Ms. Kennedy questioned the status of Pizza 3.14. John Lazarus stated he was not at liberty to comment.

CI Faculty Homeowner (Jeanne Grier):

- G. Jeanne Grier suggested zoned parking for the community. She expressed her concerns with the anticipation of Anacapa Canyon residents. She suggested a group to talk about options and costs of zoned parking. Mr. Lazarus suggested setting up a meeting to discuss further details.
- H. Ms. Grier asked about emergency responses and police support with the addition of the Anacapa Canyon community. She asked if they were going to increase police. She expressed her concerns about the senior housing being added. She stated that there should be an addition to emergency services and responders. Mr. Lazarus explained that University Glen pays \$95,600 a year out of CAM Fees for police services. Anacapa Canyon is expected to pay a similar amount. This helps to support the officers but does not cover all of it.
- I. Ms. Grier requested a community meeting about the Site Authority bond and when it was extended. Mr. Lazarus stated he would provide information at the next Homeowners Advisory Council on the bond and the special tax. Ms. Grier questioned if Site Authority receives anything from each home sale. Mr. Lazarus explained that the Site Authority earns 1% from each home sale in University Glen.

Site Authority (John Lazarus):

- A. John Lazarus announced that the pickleball courts may not be used by University Glen residents. Housing declined the use because during the academic year, the courts are for students living in the dorms and during the Summer there is a summer conference program that pays to use the pickleball courts.
- B. The Budget Advisory Group charter clerical cleanup has been drafted. Mr. Lazarus will pass it along to the Homeowners Advisory Council and Community Advisory Group for feedback. The Budget Advisory Group will then vote on approving it.
- C. The estimated pricing for Anacapa Canyon is as follows,
 - a. Townhomes = \$590k-\$650k
 - b. Single Family Homes = \$775k-\$850k

UGCAM Report (Jake Friesen):

- A. Jake Friesen announced that on July 11th SoCal Gas installed a concrete pole on the north side of the Channel Islands Drive vehicular bridge. The installed repeater will transmit information from the University Glen community to SoCal Gas.
- B. Gothic Landscaping has completed the repairs on the DG path along Channel Islands Drive from Town Center up to Anacapa Islands Drive. The remaining path will be completed when Anacapa Canyon has completed the electrical work, sometime after August 18th.
- C. Mr. Friesen announced that in response to the concerns of the leaf blowers in University Glen, UGCAM will post no parking signs on the streets on a 4-week rotation. This will allow Gothic Landscaping to use the leaf blowers to remove debris from the street gutters and use walk-behind vacuums to pick up the leaves and debris. The no-parking graphics plan will be posted on the University Glen website. The signs will be posted in the parkways 38 hours to 72 hours before the date the vehicles are to be temporarily relocated. The monthly schedule will be sent out this week. This work will begin July 31st along Landing Cove and Tuesday, August 1st along the 700 block of Channel Islands, Cuyler Harbor, and the 800 block of Santa Cruz Island Drive.
- D. Ms. Grier asked if the signs being posted on the street would be an extra expense. Mr. Friesen stated this is a trial run to see if it is helpful to Gothic Landscaping. If it is efficient and helpful, UGCAM will explore the cost of movable signs. Ms. Grier is concerned about the frequency of these signs. Mr. Friesen stated there will not be any cars being towed, this is just a recommendation.
- E. Mr. Friesen announced that the single-family home paint colors have been approved by the Site Authority and CSCUI facility services. The procedures are as follows, When a single-family homeowner wants to paint their home, they can select one color from each of the three categories as listed on the University Glen website. The homeowner must submit a property improvement application. Any homeowner may offer alternative colors for each of the three categories to the Homeowners Advisory Council for approval. Ms. Grier wanted to clarify that the Property Improvement Application is for information use only and does not need approval, the only approval necessary is for an alternative color. Mr. Friesen confirmed that UGCAM is using the information to keep track of what colors were used and what date the house was painted. Ms. Grier asked if there were any paint samples. Mr. Friesen stated that the palettes are posted on the website. All the colors are from the Sherman Williams paint store.
- F. The Site Authority has agreed that UGCAM may post the monthly operating report. The abbreviated nature of this report maintains the privacy of individual owners and vendors living and working in University Glen. It includes UGCAM's narrative describing the activities during the month and the status of work orders. It will include an operating budget comparison, including the variance report from year to date. It will

also include the accounting of the reserve expenditures for the month. The monthly operating report link will be included in the monthly E-Blast. If anyone would like additional details of the report, they can make an appointment in the UGCAM office.

- G. UGCAM's close to the fiscal year 2022 - 2023 was on June 30th. The final reconciliation for FY 2022 - 2023 will be published by September 29th, 2023.
- H. UGCAM continues to research the project to resurface the basketball court. While considering the painting of the pickleball court.
- I. UGCAM continues to work with the Site Authority and the Police department on developing a safety day in August or September. They are looking into working with the preparedness group from CSUCI to distribute information about the evacuation plan for the community.

Adjourned by John Lazarus at 4:48 pm