

## UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, October 26, 2023

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

John Lazarus called to order at 4:02 p.m.

### Homeowners Advisory Council (Mary Kennedy):

- A. Town Center enjoyed live music that was organically brought on through volunteers. Two movie nights have occurred in October, and one movie night is scheduled for tomorrow. The movie nights were of no charge to the community.
- B. Mary Kennedy asked if the extension on the special assessment would cause an imbalance in other accounts. John Lazarus stated that no, there are no cash flow issues with that extension being granted. Jake Friesen confirmed that money will be invested into the reserves quarterly.
- C. The Homeowners' Advisory Council was concerned about the special assessment of the insurance bill. Mr. Lazarus explained the budgeted cost for last year's townhome owners was \$40,000. This year the cost came in around \$91,000. Homeowners insurance is currently an issue at large in the State of California. The current fiscal year was budgeted around \$61,000 and the invoice came in around \$119,000. The Site Authority is looking for guidance from the Homeowners' Advisory Council. Ms. Kennedy requested that the Budget Advisory Group discuss this before the Homeowners' Advisory Council meets. She questioned if the number of claims attributed to the premium increased. Mr. Lazarus advised the insurance intermediary, and they stated the main driver for the increase is the large payouts across the state because of recent natural disasters. The University Glen homeowners are still receiving a discounted cost of insurance using the purchasing power of the Cal State University system.
- D. Coffee with the Cops was a successful event with a great turnout. Ms. Kennedy asked if there was an update on the FIREWISE USA program. Mr. Friesen stated he did not have any update.
- E. The Homeowners' Advisory Council sent two letters to Chair Broome and the General Council requesting legal opinions. Requesting information on the Bagley-Keene Act and its applicability to the Homeowners' Advisory Council.

### Anacapa Canyon (Ben Gordon):

- A. Anacapa Canyon construction continues to advance. The first home sales are anticipated to close in late November. The amenities are nearing completion, and the interior of the clubhouse is completed. E&S Ring will bring in representatives to begin pre-leasing efforts. In December amenity spaces will begin to open, such as the fitness center and pool. There is reciprocal access to the amenity spaces with Anacapa Canyon and University Glen. Construction continues with the market rate and senior affordable

components. The market rate apartments anticipated opening date has been delayed due to electrical infrastructure. The newly anticipated opening date is now February. There are 17 single-family and townhomes in the first phase. Slow uptick in occupancy by the end of this year and continuing through the first and second quarters of next year.

- B. The Town Center and Mission Hills are interviewing new brokers to list the space and attempt to solicit additional interests. Mission Hills is highly interested in bringing those spaces back to life for the community.

**CI Faculty Homeowner (Jeanne Grier):**

- F. Jeanne Grier asked about the Ground Sublease in the event of CSUCI ceasing to exist. Mr. Lazarus stated that the contractual obligation that the Site Authority has with the leaseholders will remain in place. Including University Glen, Kennedy Wilson Multifamily, Kennedy Wilson Mission Hills, and Anacapa Canyon. The Site Authority is backed by the CSU Trustees office.

**Site Authority (John Lazarus):**

- A. The Community Emergency Response Team (CERT) program offers a consistent, nationwide approach to volunteer training and organization that professional responders can rely on during a disaster situation. To provide this class in the community there needs to be at least 25 people signed up. Site Authority encourages everyone to become a member and take advantage of this opportunity.
- B. The Budget Advisory Group charter has been updated and will be voted on at the next meeting. This was just a clerical cleanup that brought the names to current. There were no changes in the functioning of the community.
- C. The Special Tax and Bond presentation questions have been fully answered and are currently in review with legal. Once approved the Questions and Answers will be posted alongside the presentation.
- D. University Council is willing to review the provide legal opinion to the Site Authority and staff. Site Authority will forward the question on the Bagley-Keene Act and its applicability to the Homeowners' Advisory Council, Budget Advisory Group, and the Community Advisory Group.
- E. Mary Kennedy asked about potential government grants for replacing gas appliances. Electrical is individually maintained, and homeowners may make code complaint updates. The Site Authority would need to evaluate the difference between the cost of installation and subsidies available. The Ground Sublease would need to be updated to include the common maintenance of the cooling capabilities that are in the heat pump. The Homeowners' Advisory Council needs to find out how many people are interested in the community.
- F. A grant has been provided for a radio repeater on top of the hill alongside the water tower. The radio repeater has been donated by the U.S. Navy.

**UGCAM Report (Jake Friesen):**

- A. The Budget Advisory Group is scheduled to meet on Monday October 30<sup>th</sup>. The discussions will include the townhome reconciliation extension.
- B. Safe Halloween is scheduled for Tuesday, October 31<sup>st</sup>. UGCAM is asking the community to take down the Halloween decorations by November 6<sup>th</sup>. Gothic Landscaping and the arborist will begin the building clearance project. The project will include the building clearance of trees from structures and the removal of trees.
- C. The basketball court is currently being worked on. There is an addition to replace the expansion joint on the midline of the court where the two sides of the concrete slabs meet. There will be one pickleball court in the center of the basketball court. The restriping should be completed by the end of the week.
- D. University Glen residents may call the Ventura Regional Firesafe Council and schedule an appointment to have them come out and evaluate their homes regarding specific areas of concern.
- E. UGCAM and the Budget Advisory Group will be discussing cost overruns with the natural gas to heat the pools. UGCAM is asking for recommendations on when to turn off the heat at the Townside pool and spa.
- F. The annual tree trimming will begin on November 6<sup>th</sup>. The Townhome gutters will be cleaned shortly following the tree trimming.
- G. A food truck event will take place at the Town Center on November 3<sup>rd</sup> from 5:00 p.m. to 8:00 p.m. UGCAM will be placing no parking signs at the corner of Channel Islands and Rincon.
- H. UGCAM is working with Gothic Landscaping on removing vines that are attached to the buildings and or garages and creating a one-foot clearance between the building walls and any shrubs. As recommended by the Ventura County Fire Department. The quote from Gothic Landscaping for removing plants that are against the building would not include single-family homeowners. The enforceable parts of the defensible space guidelines are codified but not enforceable until the California Governor signs the bill in January 2024. UGCAM put together a list of trees that are in the defensible space for the Budget Advisory Group to decide upon their removal.

Adjourned by John Lazarus at 4:55 p.m.