

## UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, September 28, 2023

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

John Lazarus called to order at 4:03 pm

### Anacapa Canyon (Ben Gordon):

- A. Anacapa Canyon continues to advance construction for single-family and townhomes. The sales office continues to be available and open. The apartments continue to be delayed due to the switch gear manufacturing and delivery timelines. Delayed occupancy of the apartments until January or February of 2024. The clubhouse has been completed. The fitness building will have fitness equipment installed in November. Pre-leasing efforts will begin in November for the apartments. The first townhome and single-family home sales will close in November. Some amenities in Anacapa Canyon will be open in November. Working on integrating the key fob system, meaning the key fobs from University Glen will work on the Anacapa Canyon amenities too.

### Homeowners Advisory Council (Mary Kennedy):

- A. Mary Kennedy announced that the Homeowners' Advisory Council has drafted their proposed goals and priorities. It will be signed at the following Homeowners' Advisory Council meeting. The Homeowners' Advisory Council is working on the proposed Homeowners' Advisory Council code of conduct. Jeanne Grier questioned if the two draft proposals would be reviewed by the community. Ms. Kennedy stated the goals and priorities went out last month but will be sent out again.
- B. Ms. Kennedy asked about the investment committee and the status of the reserve funds and CalTRUST. Mr. Lazarus presented to the Homeowners' Advisory Council to keep the booked loss investments where they are so they can regain their original value plus expected gains. If the investments are taken out early the booked losses become actual losses. He also suggested to the Budget Advisory Group that moving forward all investments should be in principle-protected accounts but recognizing there will be smaller returns.
- C. Ms. Kennedy asked about the government affairs with participation in the Inflation Reduction Act.
- D. Ms. Kennedy asked for an update on the University Glen's website, and the Owners Resources page. Mr. Lazarus stated that Kennedy Wilson has proposed to set up and maintain the website. Ms. Kennedy asked if this would be an extra expense. Mr. Lazarus confirmed it would be estimated in the hundreds yearly.
- E. Tom Bokart requested that the 2017 evacuation plan be updated. Mr. Lazarus stated that the Site Authority believes it reflects the current and soon-to-be reality. All University Glen residents and future Anacapa Canyon residents have been accounted for with the current evacuation plan. Ms. Kennedy asked about the FIREWISE USA

certification. Mr. Lazarus suggested informing residents to participate in the FIREWISE USA program. Ms. Kennedy asked if there would be any further communication regarding FIREWISE USA. Jake Friesen responded that UGCAM has been in discussion with the police department. A QR code will be distributed in a UGCAM E-Blast so the community can register for FIREWISE USA.

- F. Ms. Kennedy asked if there was any more information on the reconciliation.

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

- G. Jeanne Grier asked for clarification of the role of the Community Advisory Group. She is requesting information for recruiting purposes. Mr. Lazarus explained that the Homeowners' Advisory Council are the community representatives. The Budget Advisory Group is the budgetary aspect of the community, and the Community Advisory Group is where the entire community comes together. Ms. Grier asked who else is needed for the Community Advisory Group. Mr. Lazarus stated more faculty representation would be helpful. Mr. Friesen suggested reviewing the Community Advisory Group charter.
- H. Ms. Grier asked if there was any update on the Town Center market. Ben Gordon had no update to share.

**Site Authority (John Lazarus):**

- A. John Lazarus announced that the Homeowners' Advisory Council has two new members, Dusty Russel, and Kirsten Casillas. The evacuation and FIREWISE USA presentation was a success with good participation. He recommends that the community move forward with the FIREWISE USA certification. The benefits include possible deductions on insurance. He suggested members of the community sign up to be CERT certified. Ms. Grier asked if there was a timeline for the suggestions from FIREWISE USA. Mr. Friesen mentioned a workshop provided by FIREWISE USA. If the community signed up for FIREWISE USA, they would have an assessment done and provide areas to address. Ms. Gier asked about the new defensible space mandate. Mr. Lazarus stated the management has not yet been signed by both legislators. Mr. Friesen stated that it is not a mandate and UGCAM does not feel it is necessary to spend money on it right now.
- B. The Budget Advisory Group charter has been updated and was presented to the Budget Advisory Group at the most recent meeting. The charter approval will be voted on at the following meeting.
- C. The bond and special tax presentation questions have been collected. Answers will be finalized and shared in a Word document presentation and posted online.
- D. The reconciliation for the first quarter has taken place. In previous years if there is a shortfall with the reconciliation the reserve funds would cover it. Mr. Lazarus stated he does not believe that using the reserve funds for the shortfall is what the Ground Sublease intended. The townhome insurance increased dramatically from \$41,000 to \$91,000. The shortfall amount for townhome owners will be \$306.65. Ms. Kennedy

asked who was covered by the insurance. Mr. Lazarus responded that the coverage includes commonly maintained elements of all townhomes. For single-family homes, the shortfall is \$13.89. Mr. Lazarus stated that Alliant Insurance acts as the Site Authority advocate and UGCAM can submit claims. Ms. Kennedy asked if it covers the full replacement value. Mr. Lazarus confirmed that yes it covers the full replacement value of all the commonly maintained elements of the townhomes. Ms. Grier asked about earthquake insurance policies for single-family homeowners. Mr. Lazarus confirmed that it is the responsibility of the single-family homeowner.

**UGCAM Report (Jake Friesen):**

- A. UGCAM and Gothic Landscaping are aware that the sycamore trees have a lot more falling leaves. Gothic Landscaping will clean the streets of Landing Cove, Smugglers Cove, and East Platts Harbor because of the trees. UGCAM and Gothic Landscaping are working with the arborist on the annual tree trimming.
- B. On Wednesday, September 20<sup>th</sup> the Ventura County Environmental Health Department inspected the community pools in University Glen. The Hillcrest pool was drained at the time due to a broken water heater. UGCAM has fixed the Hillcrest pool water heater. Ventura County Environmental Health Department has approved the Hillcrest Pool and Spa and the Townside Pool and Spa.
- C. UGCAM will be sending out more information regarding the CERT certification and the Defensible Space Workshop with the Ventura County Firesafe Council.
- D. On Saturday the 14<sup>th</sup> of October the event, Coffee with the Cops will be taking place from 8:30 am to 11:30 am.
- E. The week of October 17<sup>th</sup>, the basketball courts are scheduled to be resurfaced. UGCAM will have one pickleball court in the center of the basketball court. The basketball court will be the same colors and the pickleball court will be striped in yellow.
- F. UGCAM will send out the reconciliation letters on Friday, September 20<sup>th</sup>.
- G. Safe Halloween with the police department will be on October 30<sup>th</sup> from 5:00 p.m. to 8:30 p.m.

Adjourned by John Lazarus at 5:00 pm