

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, December 7, 2023

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

John Lazarus called to order at 4:00 pm

Anacapa Canyon (Ben Gordon):

- A. John Lazarus spoke on behalf of Ben Gordon and provided an update on Anacapa Canyon. There have been eight home sales with two in escrow and two already sold. The common amenities will be open in February.
- B. Ben Gordon joined the call and announced that the leasing office is now open for apartment rentals. The apartment rental tenants will be moving in around January. The first two closing home sales occurred for the townhomes and single-family homes. There will be four more by the end of December. Amenity spaces are opening in January. There is reciprocal access to the amenities. There are no parking restrictions in Anacapa Canyon but please be respectful of the construction and designated leasing office areas.
- C. Mr. Lazarus asked if the key fobs for University Glen had been tested for Anacapa Canyon. Mr. Gordon stated that Dae Paula Saulnier participated in the programming exercise but will confirm with her to make sure they were tested. Jake Friesen asked about the hours for the pools, and Mr. Gordon stated they would be largely aligned with the rules for University Glen.

CI Faculty Homeowner (Jeanne Grier):

- A. Jeanne Grier had no updates for the meeting.

Site Authority (John Lazarus):

- A. First draft of the 2024/2025 UGCAM budget has been presented to the Budget Advisory Group.
- B. Mr. Lazarus addressed the rebates that are available to replace the homeowner's heater with a heat pump. The rebates are a minimum of \$3,000. The price of installing a heat pump is around \$8,000 to \$20,000 per unit. The heaters in the townhomes are commonly maintained, so the townhome reserves are anticipating replacing those as needed. Individual homeowners would need to pay the difference between the rebates and installation costs. The Ground Sublease agreement would need to be amended to include the heat pump. There must be a majority interest to proceed.
- C. First residents of Anacapa Canyon have moved in.

UGCAM Report (Jake Friesen):

- A. The Halloween event, the food truck night, the movie night, and the trivia night have all occurred. The holiday event was a success, and all the prizes raffled off were donated.
- B. UGCAM has completed the annual tree trimming project. Which is 70% of its budgeted cost. The remaining 30% is saved for the spring.
- C. An alert was sent out to the homeowners about a mountain lion sighting. There were reports of residents who did not receive the alerts. Mr. Friesen consulted with CSUCI Police Chief Drake Massey and conducted an email to be sent out to university faculty and staff regarding alerts. In response to staff and faculty not receiving the alert. Mr. Friesen suggested sending a link to the video of the mountain lion presentation that was done recently.
- D. Mark Hewitt asked about the status of the bollards to light up the bridge and path. Mr. Friesen stated that was not a project in the budget for fiscal year 2023-2024. Mr. Lazarus suggested bringing it up at the Homeowners Advisory Council meeting. Mr. Friesen stated he could put something together to present to the Budget Advisory Group meeting as well.
- E. Mr. Hewitt asked for some clarification on the cost of the installation of the forced air unit. Mr. Friesen explained that there are funds in the reserve for the water heating capability but for the air conditioning capability that is the responsibility of the homeowner.

Adjourned by John Lazarus at 4:35 pm