

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, January 25, 2024

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. Anacapa Canyon had its first move-ins in January. They are continuing their leasing efforts. A handful of TCOs (Total Cost of Ownership) with about 30 leases to date. March 2024 is the target for the second phase of multifamily deliveries. March 2024 is the target date for the Vintage apartments opening.
- B. The market rate apartments total 310 units with 30 rentals at about 10% leased so far. The townhomes and single-family homes have a total of 109 homes. Vintage apartments are 80% leased and expect to be 100% leased by the opening date in March.

Homeowners Advisory Council (Mary Kennedy):

- A. The community is concerned about the lack of lighting over the bridge and behind the units that come off Camarillo Street. The Budget Advisory Group decided not to fund the lighting this year. The cost associated with the lights was determined by the Budget Advisory Group to be more than the community can afford right now.
- B. There is concern over trees being cut down and where it is being charged. The reserves or the operating expenses. The Budget Advisory Group approved the removal of the trees.

CI Faculty Homeowner (Jeanne Grier):

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

Site Authority (John Lazarus):

- A. The fiscal year 2024/2025 draft budget has been proposed to the Budget Advisory Group. Next, it will be shared with the Homeowners Advisory Council. Feedback from the community is encouraged.
- B. The Site Authority will be planning another evacuation presentation with Firewise. This will include Anacapa Canyon. Mary Kennedy asked if it would be possible to have homeowners pay for the home hardening themselves and have it apply as an approved improvement. Mr. Lazarus said that the Ground Sublease is clear that the exterior of the townhomes is commonly maintained. There is not an opportunity to add home hardening to townhomes because they are commonly maintained. There might be an opportunity for single-family homes to include home hardening as an improved improvement. Mr. Lazarus will investigate and get to the Homeowners Advisory Council. Ms. Kennedy asked if home hardening would be added to the Reserve study. Mr.

Lazarus said that there is money reserved for home hardening across the community. CalFire law will not be enforced for existing communities until 2026. Ms. Kennedy mentioned it is important to know where the money would be set aside, in reserve funds or operating expenses. Ms. Kennedy proposed one person from each townhome model could meet with CalFire and relate the information to the homeowners with the same townhome model.

UGCAM Report (Jake Friesen):

- A. The Reserve Study has been completed. The calculations have been used in the budget for fiscal year 2024-2025. Mr. Friesen wanted the community to know that when there is a line item in the reserves that does not mean that those funds will be spent.
- B. The first phase of trees will be removed in early February. As determined by the arborist. The cost of the first phase will be \$11,980 and will be paid out of the budgeted \$60,000 line item. It will not come out of the operating budget. The Fall portion of the annual tree trimming and removal has been completed. There is a remaining 30% of the budgeted amount for the Spring tree removals.
- C. UGCAM and the Budget Advisory Group are working through the three bids they received for the installation of the meters on the pools.
- D. February, the week of the 23rd townhome owners will receive information for the annual gutter cleaning. Information will also be provided in the E-Blast. Ms. Kennedy said the community suggested installing solar panels to heat the pool.

Adjourned by John Lazarus at 4:35 pm