

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, February 22, 2024

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

John Lazarus called to order at 4:03 pm

CI Faculty Homeowner (Jeanne Grier):

- A. Jeanne Grier asked for an update on the Town Center vacancies. John Lazarus stated that ideas are being explored. They are looking at the benefits of having the space subdivided to make it easier for a tenant. It is in the best interest of UAS to find a tenant because they pay the rent for the space. Kennedy Wilson had an equal incentive to have the place occupied. It is being actively marketed and Kennedy Wilson has been reaching out to local commercial brokers. Ben Gordon confirmed Kennedy Wilson has collaborated with the University and engaging with brokers.
- B. The University Glen homeowners are concerned about landscaping, one being the trees that are going to be taken down. Jake Friesen stated that the trees that were removed had multiple reasons, they were within 5 feet of the building and were diseased. UGCAM is not responsible for any mulch being added to University Glen. Anacapa Canyon landscaping is managed separately from University Glen. The rocks at the 900 block of Channel Islands were donated by Gothic Landscaping. UGCAM did not have to pay for them.

Anacapa Canyon (Ben Gordon):

- A. Anacapa Canyon construction continues with the senior affordable apartments, market-rate apartments, and for-sale products. Approximately 38 units have been sold. Market rate apartments have delivered 87 units, with around 50 units leased. With combined single-family homes and townhomes, 15 residents have moved in. Deliveries will continue into March and into July. The senior affordable apartments have been 95% pre-leased. Move-ins will begin in March in phases. It should be fully occupied by the middle of April.

UGCAM Report (Jake Friesen):

- A. The budget will be presented to the community on Saturday, February 24th.
- B. Several items regarding water were mentioned. The gutter cleaning for the townhomes has been postponed due to the rain. It is being worked on as of right now and will continue being worked on as the weather permits. There was flooding reported in the 900 block of Channel Islands. UGCAM has installed a trench drain around the exterior of the courtyard. Townhome owners have reported seepage in their garage walls between the patios and the dumpster/trash area. UGCAM has sent the vendor handyman and waterproofing vendor to redo the area that was filling up with water. There was a

reported mudslide, adjacent to the Hillcrest apartment building 1120. UGCAM and the Site Authority are working on clearing the dirt from the concrete swale before more rain comes.

- C. Six new stop signs have been installed along Channel Islands from the 700 block to Camarillo Street. UGCAM is in contact with the police department regarding the faded parking signs.
- D. Trivia night was held on February 10th in the community room. There is a food truck event planned for February 25th. Flyers will be posted on the mailboxes, in the E-blast, and on social media. On March 9th from 2:00 pm – 5:00 pm, there will be a STEAM Carnival for families on campus.

Site Authority (John Lazarus):

- A. The draft fiscal year 2024-2025 budget is completed. Two significant line items are still unknown. They are the property management contract for University Glen and specifically to the townhomes, the townhomes reserve contribution. The Site Authority is advocating for a higher contribution because it keeps the reserve fund up and decreases the chances for a special assessment in the future. The total CAM budget is projected to increase by around 9.9%. The townhome CAM Fees are expected to rise from \$484.76 to \$573.32. This would be an 18% increase for townhome owners. For single-family homeowners, the CAM Fees are expected to rise from \$313.86 to \$332.33. Landscaping fees stayed flat. Utilities are expected to rise from \$722,000 to around \$782,000. Trash is expected to rise from \$250,000 to \$261,000 with a 4.15% increase. Maintenance cost is rising from \$352,000 to \$360,000 with an 18% increase. Largely due to the cost of insurance rising from \$595 to \$788 per townhome. The insurance is bought through the CSU system at a slightly lower rate than the State average. The Reserve Study shows the funded percentage level of the reserves over 30 years. Anacapa Canyon's water, sewer, and trash are all built to be separate from University Glen. Jeanne Grier asked what happens if the community objects to the budget. Mr. Lazarus explained the Budget Advisory Group would discuss the proposal to reduce the CAM Fees. A budget presentation will be held on February 24th in the John Broome Library. Mark Hewitt asked if the increase in townhomes CAM Fees included \$21 for the reserves. Mr. Lazarus confirmed that it does include the \$21 for the townhome reserves.
- B. CalFire provided updates with home hardening for the townhomes. They suggested installing wire under the eaves in the attic. This would cost \$480 per townhome. The regulations will take effect in 2026.

Homeowners Advisory Council (Mary Kennedy):

- A. Mary Kennedy asked about the request for proposal (RFP) for management services. Mr. Lazarus stated that it is progressing. The bidders had some questions that have been answered and will be submitted to them. There have been four proposals. Mr. Lazarus is not allowed to know all the details. They are on track to get the RFP done in late March.

- B. Ms. Kennedy mentioned a Grant for park benches for senior communities. She suggested sending the information to Vintage at Anacapa Canyon.

Adjourned by John Lazarus at 4:46 pm