

Answers to Questions submitted through the Survey sent out to the UGlen Community after the April 10, 2024 Townhall (grouped together in themes)

1. Affordability of CAM Fees

- a. Why hasn't the affordability issue been addressed?
 - i. The Budget Advisory Group works continuously on the proposed budget and CAM Fees with continual efforts to bring down costs we have control over. There are a number of costs that are not able to be addressed with savings, such as utility rates, insurance costs and inflation.

2. Decision-making authority and representation

- a. Who has decision-making authority and why?
 - i. The Site Authority board has budget approval authority. There is an active discussion on how the governance of UGlen can be expanded to continue to receive input from the community.
 - ii. The Site Authority Board is composed of representatives of the Trustees of the California State University and the County of Ventura who have responsibility for oversight for the land located in University Glen and Anacapa Canyon.

3. Government structure and community input

- a. How can community members have more input?
 - i. Community members are encouraged to attend monthly Homeowners' Advisory Council meetings, participating in town hall meetings, and engaging with community surveys. Site Authority Board meetings are held four times a year and includes time set aside for public comment.
- b. What changes are proposed for the government structure?
 - i. The Site Authority staff is working with the Board members on creating a governing structure that enhances opportunity for the community to be involved.

4. Concerns about the Ground Sublease

- a. How can concerns about the Ground Sublease be addressed?
 - i. Concerns can be expressed in writing to Site Authority staff at any time, as well as during public comment in the Board Meetings. A change in the Site Authority Board meeting schedule now includes a weekday evening meeting in September to allow easier participation for residents.

5. Communication and transparency

- a. What measures will be taken to ensure all questions are addressed?
 - i. Depending on the questions being asked and who they should be directed to, questions and concerns can be expressed through the property manager or the Site Authority staff. Questions for Site Authority staff are logged and responded to in various formats.
- b. Where can community members find more information about special tax and legal statutes?

- i. Information is located in the homeowners' copy of ACKNOWLEDGEMENT OF SITE AUTHORITY FACILITATION, RELEASE AND INDEMNITY document, Exhibit C
 - ii. Information is also available on the University Glen website - Owner Resources page.
- c. Why can't the University Glen community be run like a regular HOA?
 - i. There are provisions in Senate Bill 1923 which enacted the California State University Channel Islands Site Authority Act. The California State University Channel Islands Site Authority was created to provide for the financing and support of the transition of the site for use as a campus of the California State University.

6. Reserve Fund

- a. Why are current townhome owners responsible for past lack of reserves?
 - i. Information on the history of the reserve fund can be found on the University Glen website under the Owner Resources page - 2023-2024 CAM Reserves/Fees Presentation.
- b. Regarding the "Townhouse Reserves contributions", why does it have to go up that much each year?
 - i. Best Practices for Townhome reserves state that a 70% - 99% funded level holds a "strong" financial position. A funding level of 31% - 69% is considered a "fair" financial position. More information on reserves can be found on the University Glen website under the Owner Resources page - 2023-2024 CAM Reserves/Fees Presentation.

7. CAM Fees

- a. Why has the cost of HOA fees skyrocketed over five years?
 - i. The annual inflation rate in the United States has increased from 3.2% in 2011 to 8.3% in 2022. The CAM Fees are made up of goods and services for the community and as we see in our personal budgets, those goods and services have increased in cost.
- b. Please provide more information on the "R&M Electrical & Parts (CA Bollards) project".
 - i. This is a project to install metal solar powered bollard lighting along the path of the footbridge that crosses Long Grade Creek. The estimated cost of \$10,200 is included in the FY 24/25 UGCAM Budget and is scheduled to be installed this coming year.
- c. Is this project supposed to add more lighting to the area?
 - i. Yes. It is considered a safety issue and it will provide increased lighting in that area.
- d. What are the common components on furnaces that are covered?
 - i. All elements of the furnace, including the heater itself and the ducting is covered. It does not include any installed air cooling devices, i.e., air conditioner unit