

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, April 25, 2024

In Attendance: Jake Friesen, John Lazarus, Nicholas Davidson, Jeanne Grier, Mark Hewitt, Mary Kennedy

John Lazarus called to order at 4:02 pm

Anacapa Canyon (Nicholas Davidson):

Nick Davidson introduced himself as the replacement for Ben Gordon. He has been with Kennedy Wilson Multi-Family for ten years. Anacapa Canyon received keys for six more buildings. This brought the total to eighty-four units. A total of fourteen out of the twenty-four residential buildings. Meaning 180 are completed out of 310 units. Anacapa Canyon has delivered 58% of the project. In June two more buildings will be delivered with 32 more units. The final eight buildings will be finished around July. Anacapa Canyon will be fully delivered with construction by the end of summer. For the next six months Anacapa Canyon will be focusing on leasing, marketing, and move-ins. Of the total project around 25% is leased. Which is about 40% of the delivered. John Lazarus asked if that included the Senior Apartments. Mr. Davidson replied that does not include the senior apartments. The senior apartments have twenty units left to lease. The senior apartments will be completely occupied in a month. Mr. Friesen asked for the total count of occupancy for senior apartments. Mr. Lazarus responded that the total count is 170. Jeanne Grier asked for the information on the for-sale homes and townhomes. Mr. Davidson stated that everything that has been delivered has been sold. Ms. Grier asked about the Town Center. Mr. Lazarus explained the benefits of dividing up the space into two.

Homeowners Advisory Council (Mary Kennedy):

Mary Kennedy asked if the community would be consulted on the interviews for the new police chief. Ms. Kennedy asked about the progress of the installation of the cell phone tower in Anacapa Canyon. Mr. Davidson replied that he was not aware of any installation in progress. Ms. Kennedy asked about the progress of the Request for Proposal for management services. Mr. Lazarus stated that it is progressing, and more information to be provided in the next two weeks. Ms. Kennedy had a request to return to the Community Advisory Group meetings in person. Depending on availability and ability to travel.

Motion was made by Jake Friesen to approve the Community Advisory Group in person The motion was seconded by Jeanne Grier.

Ms. Kennedy asked about the status of parking passes for Anacapa Canyon residents. Mr. Davidson stated that the passes are identical because of the shared amenities. Ms. Grier suggested zone parking for University Glen and Anacapa Canyon. Ms. Kennedy suggested Town Center parking. Mr. Lazarus stated that a portion of the Town Center is rented by student housing and Mission Hills apartments. Mr. Davidson asked if there were any proposals. Mr. Lazarus stated that no proposals have been established. Mr. Friesen added that there is information provided on parking rules on the CSUCI website. Ms. Kennedy asked about the absences on the Homeowners' Advisory Council. Mr. Lazarus stated that the Homeowners' Advisory Council elections will take place in May with terms beginning in June. He asked the Community Advisory Group if candidates should run for one-year or two-year terms. Mark Hewitt suggested letting the candidates decide for themselves. It was decided that the candidates would declare the term they were running for. The terms will begin June 1st for a 13-month term because there needs to be representation as soon as possible and 25 months for the two-year term. No objections

were made. Ms. Kennedy asked about the pro rata share concerning water. Mr. Lazarus stated that the budget projected that Mission Hills would pay its metered amount and pro rata share would pay the remaining water going into the community. The Site Authority will propose the idea of installing water meters in the community to the Homeowners' Advisory Council. Ms. Kennedy asked for all the components on the installation of the meters, where the bill would come from, and if there would be an additional charge for billing. Ms. Kennedy asked if anyone had information on the removal of the solar lights on the DG path. No one had any information on their removal. Ms. Kennedy asked for the Site Authority's comprehensive approach to slab leaks. Mr. Lazarus stated that the reserve study presumed that twenty units would be updated in the upcoming fiscal year. Ms. Kennedy asked how it would be paid for. Mr. Lazarus confirmed it would be paid for with the reserve fund.

CI Faculty Homeowner (Jeanne Grier):

Jeanne Grier asked about the repairs needed for decrepitated hydrants, and metal platforms around University Glen. She asked about the tree stumps and if they would be hallowed out. Jake Friesen stated that the tree stumps that have been ground were able to get close enough to the equipment. The ones left behind were cut down as far as possible because it is unable to get close enough to the grinder. In the most recent batch of twenty-three trees, two-thirds of them were ground and the equipment couldn't reach the rest of them. Mr. Lazarus stated that the decrepitated metal plates belong to a telecom contractor. Mr. Friesen suggested using the reserve fund to fix it. Mr. Lazarus stated that the homeowners do not own it and should not pay to repair it. Mr. Friesen suggested that the Site Authority pay to repair it. Mr. Lazarus suggested finding out who owns it. Ms. Grier stated that the police chief interviews begin next week.

Site Authority (John Lazarus):

The Site Authority is working to hold new Homeowners' Advisory Council elections with the idea that all five slots are open with the top two vote-getters elected for 2-year terms and the next 3 for 1-year terms. This is to keep the staggered elections in place. The other idea would be to allow candidates to declare if they are running for a 1- or 2-year term and state that on the ballot. The Site Authority Survey seeks community input on governance, the possibility of installing water meters on all TH and SFH at the SA expense, and adjustments to the DRAFT 24/25 CAM Budget closes tonight. The results will be shared with the community. ANACAPA CANYON AND UNIVERSITY GLEN FIRE SAFETY AND EVACUATION PRESENTATION happens tonight, Thursday, April 25th, 6:00 pm – 8:00 pm. Channel Islands Police, Channel Islands emergency services, and Firewise will be in attendance.

UGCAM Report (Jake Friesen):

The Hillcrest pool and spa heater was turned on, on April first. In preparation for the summer, the Hillcrest pool upholstery in the cabanas was steam cleaned and all the wood surfaces were oiled and refurbished as well as the gates that were painted and oiled. The Townside pool and spa upholstery was updated due to significant damage. The reupholstery was completed for a price of \$3,385 and included in the budget under pool equipment. UGCAM is procuring bids for the trip hazards at Rincon and Channel Islands. Mr. Friesen provided an update on the water meters for the two pools. There will be no additional charge for the calibration of the backflow preventer on the pools. Regarding the single-family home lanterns, if homeowners have any issues with replacing the light bulbs on their lanterns they should contact an electrician.

Ms. Kennedy asked if there was consideration on amending the Ground Sublease. Mr. Lazarus responded that there are two questions on the survey regarding amending the Ground Sublease.

Adjourned by John Lazarus at 4:58 pm