

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, May 23, 2024

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

John Lazarus called to order at 4:07 pm

Anacapa Canyon/32 Acre Development/Mission Hills (Nicholas Davidson):

Anacapa Canyon has delivered fourteen buildings from the construction. 31% of the buildings have been leased and 22% are occupied. There are currently seventy people on site. Thirty more move-ins are scheduled. They are expecting to finish two more buildings in May and five in July. There are currently no construction delays. Jeanne Grier asked how the company is dealing with the Ventura County Star article on the senior apartments. Nick Davidson was unaware of the article.

CI Faculty Homeowner (Jeanne Grier):

Jeanne Grier mentioned a trailer that has been parked around the neighborhood. She expressed her concerns about the trailer owner dumping their sewer in front of homes. Mr. Lazarus suggested calling Channel Islands Police dispatch, the non-emergency line. Ms. Grier expressed her concern with parking and enforcement. Mr. Lazarus stated that he would talk with the Channel Islands Police Department about enforcement. The community expressed their concern with Ms. Grier about the lack of parking in Anacapa Canyon in the afternoon. She requested that University Glen have painted parking spots like Anacapa Canyon. She mentioned parking zones and their benefits. She suggested implementing three colors representing Phases 1, 2, and 3. Ms. Kennedy asked about the parking situation for the Apartments. Ms. Grier stated that the apartments have parking inside their areas, but they can also park on the street. Ms. Grier mentioned how Anacapa Canyon has numbers on their parking spots. Mr. Lazarus stated that the campus Police Department is working on a couple of issues in Anacapa Canyon. One issue was a non-official person placing fake tickets on vehicles. The second issue was residents being confused with the marked "V" on the parking spots. Ms. Grier asked about the University Glen residents funding the campus police. Mr. Lazarus stated that the hire of the new dispatcher will be funded from the additional contribution that Anacapa Canyon is making. Ms. Grier asked if there was a community budget. Mr. Lazarus replied that there is no community budget. There are separate budgets. The Anacapa Canyon contribution was roughly the same amount as the University Glen contribution.

Homeowners Advisory Council (Mary Kennedy):

Mark Kennedy mentioned the situation with the homeowner and the dogs. Mr. Lazarus stated that the Homeowners' Advisory Council voted and was supportive of the decision on the removal of the dogs. The legal council is now involved due to failed efforts to resolve this. Ms. Kennedy mentioned the installation of the individual water meters. Mr. Lazarus stated the Site Authority staff will recommend to the Site Authority Board to spend roughly \$300,000 to install meters in the FY 2024-2025. Ms. Kennedy expressed concerns about the location of the meters. Ms. Kennedy asked if the faulty valve in Town Center had been replaced. Mr. Friesen stated that the valve is now closed. Ms. Kennedy asked what the difference is between wholesale and retail water rates from Camrosa Water District. Mr. Lazarus stated that the price that the campus pays per unit of measure of water is lower than if it was an individual homeowner and that lower price is also applied to University Glen residents. Ms. Kennedy asked how the budget lines would be distributed with individual water meters. Mr. Lazarus stated that it is a

commonly maintained item. Ms. Kennedy asked about the sewer water. Mr. Lazarus explained that sewer water is a percentage of water. Individual homes would pay the percentage of gallons that go into their house. Camrosa will send them a direct bill based on consumption. Ms. Kennedy asked about the water infrastructure fee. Mr. Lazarus confirmed that it would continue to be the responsibility of each property owner. Ms. Kennedy asked about Anacapa Canyon's contribution to the water infrastructure fee. Mr. Lazarus explained that they pay the same fees as University Glen. CSUCI Facilities distributes one bill for University Glen and percentages of the bill go to Anacapa Canyon, Town Center, Town Center dorms, apartments, and the homeowners. Ms. Kennedy asked how the percentages are determined. Mr. Friesen stated that you can find the percentages at the bottom of the budget that reference allocation. Ms. Kennedy asked about the replacement of the water heaters for the pools. Mr. Friesen stated the installation company provided a six-month time frame for purchasing the water heaters. Ms. Kennedy mentioned the solar panels for the pool heaters. Ms. Kennedy asked why the consumption basis was implemented instead of Pro Rata Share. Mr. Lazarus stated that the University Council investigated the matter. Ms. Kennedy expressed her concern about Section 4.3 of the Ground Sublease. Ms. Kennedy asked about the Seabreeze contract and why 20% was the contingency amount.

Site Authority (John Lazarus):

Regarding the 2024/2025 draft budget, single-family homes CAM Fees dropped by .2% and townhomes rose by 9.9%. Increases for the townhomes include the rising cost of insurance. Reserves were increased with a two-year average of inflation. Homeowners' Advisory Council elections for the Homeowners Advisory Council have been called for the term beginning on July 1, 2024. Community survey results will be posted online. ANACAPA CANYON AND UNIVERSITY GLEN FIRE SAFETY AND EVACUATION PRESENTATION was lightly attended (seven people in person), but more people attended online and viewed it after the fact. Ms. Grier expressed her concern for the low turnout rate on the survey and the lack of information each question provided. She offered any assistance in the future.

UGCAM Report (Jake Friesen):

The Budget Advisory Group agreed to discontinue the coffee machine in the community room. The irrigation system has been turned back on. The Spring annual tree trimming project is nearing completion. The annual 100-foot brush clearance project is halfway done. Gothic Landscaping will have it completed by the mandated date in June. Mr. Hewitt asked about the sidewalk near Anacapa Canyon. Mr. Friesen stated that he would continue the project when the management company switched to Seabreeze. Ms. Kennedy asked about the Request for Proposal for Seabreeze. Mr. Lazarus stated that it is in negotiation with CSUCI procurement. It should be finalized by July 1. She asked how the budget would be represented to the Board without the Request for Proposal for Seabreeze being completed. Mr. Lazarus explained that the cost of the contract is known.

Adjourned by John Lazarus at 5:03 pm