

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, June 27, 2024

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

John Lazarus called to order at 4:01 pm

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

John Lazarus provided an update on Anacapa Canyon since Nick was out of the office. Anacapa Canyon is continuing with sales. The Vintage apartments are now 100% occupied. Market-rate apartments were about 40% occupied. There are a total of 109 single-family homes and townhomes. Homeowners will be moving in on the Fourth of July holiday weekend. Ms. Grier asked for the accurate numbers for the townhomes and single-family homes.

Homeowners Advisory Council (Mary Kennedy):

The Homeowners' Advisory Council sent a letter to the Site Authority and is awaiting a response. Ms. Kennedy asked if there were any outstanding Property Improvement Applications. Mr. Friesen responded that there is one Property Improvement Application for a single-family homeowner. It has been approved and now with CSUCI facilities. Ms. Kennedy asked about the revision of the governing structure. Mr. Lazarus replied that the Site Authority is working with the Homeowners' Advisory Council and the community on refining the board meeting presentation. Ms. Kennedy requested a meeting in person to discuss the revised governing structure. Mr. Lazarus suggested having a board member on the Community Advisory Group. Ms. Kennedy asked about the Chairperson of the Budget Advisory Group FY 2024/2025. Ms. Kennedy suggested reviewing the structure of the Community Advisory Group and how members are appointed. She expressed her concerns with the Community Advisory Group Charter and how the Site Authority appoints representatives. Mr. Lazarus suggested bringing the topic to the Homeowners' Advisory Council and Mission Hills Apartments. Mr. Lazarus agrees that the community needs to have direct representation and take responsibility for the decisions made within the community. Ms. Kennedy asked about the budget regarding the transition fee. Mr. Lazarus stated that Seabreeze offered Jake Friesen the position of property manager and he accepted. The transition fee is for the transition from KW to Seabreeze. Because of the hiring of Mr. Friesen, the fee was reduced. Ms. Kennedy asked for a roster of the Seabreeze employees. Mr. Lazarus stated that the point of contact would be Mr. Friesen because Seabreeze is a more automated system. Ms. Kennedy asked if Mr. Friesen would be physically in the office on Rincon. Mr. Hewitt asked if homeowners would be able to drop off CAM Fee checks at the office. Mr. Lazarus responded that for the current month, you may drop off your CAM Fee checks at the office however the next month they are working through it because Seabreeze has a different system. Mr. Hewitt asked if Seabreeze would have a presentation for work orders. The Homeowners' Advisory Council will not join until the letter they wrote to the Site Authority has a response. Ms. Kennedy stated that there are concerns regarding the proposed individual water metering. Mr. Lazarus stated that the community will not be charged for the installation, and the cost of the water provided to each homeowner will be billed. Ms. Kennedy expressed her concern for the approval from the board of the installation of water meters. Ms. Kennedy asked if the reconciliation would be based on consumption or pro rata share. Mr. Lazarus stated that the budget for this FY is allocated by consumption.

Site Authority (John Lazarus):

John Lazarus asked Mary Kennedy if she would be continuing her service as a Homeowners' Advisory Council representative to the Community Advisory Group. Ms. Kennedy stated that there has not been a discussion yet. Mr. Lazarus announced that work has started on the environmental studies and CEQUA to allow the overflow basin on the east side of University Glen Park and outside of University Glen land to occur. The Site Authority will continue digging likely to occur into late 2025 or early 2026. The installation of a radio container is being installed on top of the hill over the water towers. It will be colored desert brown and barely visible and will allow police radios to work better. This will replace the existing antenna placed on the ground at this location. Ms. Kennedy asked if the reconciliation for FY 2022-2023 will be voted on by the board. Ms. Lazarus stated that the board will not vote on the reconciliation because it's not supplemental information. The board has approved the budget, and the reconciliation is contractually required in the ground sublease.

CI Faculty Homeowner (Jeanne Grier):

Jeanne Grier suggested having a meeting with the Site Authority, Anacapa Canyon, and CSUCI facilities to discuss parking. Mr. Hewitt asked if UGCAM keeps track of all the parking passes provided to University Glen. Mr. Friesen stated that UGCAM had papers on everyone's car when they first moved in but not with any changes. He stated that the change to Seabreeze will provide an opportunity to gather new information on the inventory of vehicles. Mr. Lazarus suggested bringing up the topic for conversation at the first meeting with Seabreeze. Ms. Grier mentioned her concern with people sharing guest passes. Ms. Kennedy asked how long the guest passes would be good for. Ms. Grier stated that the concern is University Glen residents giving one of two parking permits to students to park in the Glen instead of on campus with a campus parking pass.

UGCAM Report (Jake Friesen):

The Homeowners' Advisory Council elections took place with two new representatives. The new CAM Fees letter was sent to the single-family homeowners and townhome owners. Operating statements up to June 2024 have been uploaded on the University Glen website. UGCAM announced that there was an incident with parking passes. Individuals were obtaining parking passes through the Mission Hills Leasing office. Mission Hills Leasing office will no longer be able to distribute parking passes. UGCAM is replacing the heater on the Townside pool and spa. Seabreeze will start as the property management company for University Glen on July 1st. The first project will be the trip hazard project. UGCAM is working on replacing treadmills in the Town Center Fitness Center. Gothic Landscaping provided a schedule to spray the broadleaf weeds. Sections will be cleared off from animals. Mr. Hewitt asked about the underground rusted plates. Mr. Friesen stated that they are not owned by Spectrum. UGCAM will continue to track down the owner of the plates.

Adjourned by John Lazarus at 5:03 pm