

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, September 26, 2024

In Attendance: Jake Friesen, John Lazarus, Nicholas Davidson, Jeanne Grier, Mark Hewitt, Gabrielle Powell

John Lazarus called to order at 4:03 pm

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

Anacapa Canyon is 70% occupied and 81% leased. Temporary Certificates of Occupancies will be issued on October 1st. Anacapa Canyon is at the end of its construction, with the single-family homes still being built. The Anacapa Canyon Homeowners' Advisory Council representative asked if widening the sidewalks would be a possibility. Nicholas stated that parking is being enforced in Anacapa Canyon because of community complaints.

Homeowners Advisory Council (Gabrielle Powell):

The Homeowners' Advisory Council requested more information on the Seabreeze management contract regarding the miscellaneous fees. The Homeowners' Advisory Council requested access to the Seabreeze website regarding financial information. Jake Friesen stated that the financial information can be found on the University Glen website with the Title: Monthly Operating Report Summaries. According to the Seabreeze contract, the Homeowners' Advisory Council meetings are allotted 3.5 hours each month. Mr. Friesen stated that it depends on the agenda items and the intention of the Homeowners' Advisory Council meeting. There was a request to continue the Homeowners' Advisory Council meeting via Zoom if Mr. Friesen leaves before the end. The suggestion was made to have a homeowner donate a laptop to continue the Zoom meeting if necessary.

The community expressed their concerns with the community room rental and the inability to use the restrooms in the community room. The Homeowners' Advisory Council is not a party in that contractual agreement. The Community Area Maintenance Fees do not pay for the community bathroom supplies. The community expressed their concern with the gym air needing to be replaced. Mr. Friesen stated that he would have it taken care of. He suggested submitting a work order next time.

Seabreeze has been working with Jason Hughes on the tree removal process. Mr. Hughes has jurisdiction over state-owned land. The two species of trees of concern are the American Sycamores and the Oak Trees. They are protected by California State. Two trees located in the courtyard of the apartment building have received approval for removal from Mr. Hughes. This allowed Seabreeze to decide on their removal. One tree was removed, and one tree was injected with nutrients to support the tree's health. The injected tree was showing signs of revitalization. Seabreeze will acquire a quote for root guards for any new Sycamore Trees being planted.

Seabreeze confirmed that the Broad-leaf Tree spraying is planned for Landing Cove but not for the Community Park. Gothic Landscaping confirmed that the Community Park did not need to be sprayed for the Broad-leaf Trees because of the lack of growth.

CI Faculty Homeowner (Jeanne Grier):

It has been requested that the Site Authority advocate with the Ventura County Supervisors for a remedy of the Laguna Road's recent power outages. There was no power for almost 24 hours twice within three weeks. Generators are becoming a community concern with the recent power outages. The concerns include running the generators into the late evening and the noise associated with it. John Lazarus suggested that the Homeowners' Advisory Council propose a solution with community feedback and bring it to the Site Authority for enforcement. Gabrielle Powell is working with community members on a rebate system from Southern California Edison for electric generators. The electric generators can be used inside the home and homeowners are eligible for \$150 rebates for up to five electric generators.

Anacapa Canyon residents requested information on policies regarding amenities and parking. The University Glen community requested that the Site Authority investigate the leased-out townhomes and single-family homes, to confirm that University Glen is their primary residence. It was suggested to combine the primary residence issue with the parking permit system. Mr. Lazarus confirmed that the Site Authority will continue to investigate claims of leased-out properties.

Jeanne Grier asked about the Special Tax Hearing group and requested information about the duration of the original bond. John Lazarus stated that the document with the information can be found on the University Glen website.

Site Authority (John Lazarus):

The Special Tax Hearing Group has been organized. They are composed of one Site Authority staff, one Site Authority Board member, and one member of the community. They will oversee the appeal from one homeowner.

The Site Authority is planning to install water meters in single-family homes and townhomes. The Homeowners' Advisory Council has expressed its concern for the installation of the water meters. The Homeowners' Advisory Council will survey the homeowners about the installation of water meters. Mark Hewitt asked what the reason for the installation of the water meters was. John Lazarus stated that one of the driving factors for having the water meters installed is water conservation. The Site Authority cannot make a profit from delivering water. The homeowners pay collectively or individually for the water system regardless of the water meters. The fiscal year 2024- 2025 budget includes the re-piping of twenty homes with repeated issues. Once the homes selected for re-piping are all agreed upon, a Request for Proposal will be created and sent to CSUCI Facility Services. Mr. Hewitt suggested that the common area maintenance should cover from the meters to the shut-off valve at the single-family homes. The main concerns for the installation of water meters are where the meter will be placed and who will be responsible outside the paint line.

The work to clear out the Overflow Basin on the east side of University Glen Park continues with it expected to be completed in 2025.

The Academic Senate has completed its process of soliciting faculty to serve on university committees. They did not receive any faculty volunteers for the University Glen Community Advisory Group for the Fall. Jeanne Grier stated that she would reach out to the Channel Islands Staff Council to see if a staff member would join the Community Advisory Group.

UGCAM Report (Jake Friesen)

The fiscal year 2023- 2024 budget reconciliation continues with credits going out by November 1st to townhome owners and single-family homeowners.

The transition to Seabreeze is progressing smoothly. The monthly operating report, as stated earlier can be found on the University Glen website.

The Fall portion of the annual tree trimming project is scheduled for October 14th- October 18th. This portion will be mainly for building clearance and for trimming the black sumac trees in University Glen. The project includes building clearance on Cathedral Cove and Santa Cruz, Hillcrest. Ms. Powell mentioned the overgrown trees blocking the streetlights on Camarillo Street. Mr. Friesen stated that the issue is on the agenda for the next Budget Advisory Group meeting.

Seabreeze acquired a price for three trees to be planted at the park to provide shade. The Homeowners' Advisory Council requested that the trees have root barriers. Seabreeze is looking for less expensive trees because the price exceeds \$5,000. Phase 2 of the landscaping refurbishing project is in conversation with the Homeowners' Advisory Council. Phase 2 of the landscaping refurbishing project will also include the Ventura County Fire Department defensible space requirement.

Seabreeze has composed a list of townhomes with slab leak issues and water intrusion issues to be presented to the Budget Advisory Group. Reserves will cover the re-piping of the approved locations.

Seabreeze has received approval to remove six trees, the proposal has been signed and given to Gothic Landscaping. Prices have been provided to the Budget Advisory Group for the removal of the concrete trip hazards. Once the trees are removed, Safe Sidewalks will come and issue a report on how to refurbish the sidewalk. Mark Hewitt mentioned the sprinkler heads located behind the wall of the single-family homes. Mr. Friesen stated that the 72 sprinklers are on schedule and using reclaimed water.

American Pie is the new pizza shop that is opening in Town Center in October. They signed a one-year sublease, but it could be extended until 2027.

The Town Center space has been architecturally subdivided to promote interest for tenants.

Adjourned by John Lazarus at 5:20 pm