

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, October 24, 2024

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

John Lazarus called to order at 4:02 pm

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

Anacapa Canyon is trending at a 90% occupancy rate. Single-family homes will be fully built by June 2025. The four remaining lots include the northeast corner of Anacapa Canyon and the lot that was used for the sales office will be the last to build and sell.

Homeowners Advisory Council (Mary Kennedy):

Property Improvement Applications have been submitted to the Homeowners' Advisory Council and have been processed. The Homeowners' Advisory Council continued to discuss the installation of the water meters with the community. The Homeowners' Advisory Council is working on sending out the survey to the community. They will gather questions from the community regarding the installation of the water meters.

CI Faculty Homeowner (Jeanne Grier):

Jeanne Grier asked for an update on the parking resolution. John Lazarus explained that the vendor called Zark Parking would not benefit University Glen since there are no extra spaces that can be rented out. Since there are no extra parking spaces Zark Parking will not be a solution. Anacapa Canyon residents can now park parallel to the curb of their driveway. Zone parking is still being discussed. Ms. Grier suggested involving University Glen homeowners to discuss zone parking. Mr. Lazarus confirmed that the zone parking would only impact Anacapa Canyon. Nicholas Davidson stated that the main takeaways from the meeting include proposing to implement zoned parking in Anacapa Canyon. University Glen would like to work with the Homeowners' Advisory Council and advance the idea of the zoned parking proposal. As long the zoned parking proposal conforms with ordinances and laws the Channel Islands Police Department would enforce the rules.

Ms. Grier expressed her concern about the water survey. She requested that the questions be logical and provide enough information for an informed decision. She also offered her assistance with capturing the full picture of the installation of the water meters in the survey.

Ms. Grier asked for an update regarding Laguna Road and the power outages. Cruz Benitez who supports the Office of Supervisor Vianey Lopez, heard the concern at the most recent Homeowners' Advisory Council meeting. It was suggested that a guardrail would be beneficial to protect the electric poll from accidents.

The Special Tax for University Glen for some homeowners is over \$5,000 a year. John Lazarus suggested reviewing the Special Tax Background in October 2022 on the University Glen website.

Site Authority (John Lazarus):

The Site Authority responded to questions regarding the installation of the water meters, which can be found on the University Glen website.

Kennedy Wilson agreed to have amplified music in the Town Center courtyard. It was agreed that the event would be an open mic format, with participants being compensated through tips. The goal is to create a weekly community music event. Ms. Grier asked if allowing tips on state land it approved. Mr. Lazarus confirmed that tips on state land are allowable.

The overflow basin work continues. The Site Authority received two environmental reports with no insurmountable issues. This is on track to be completed by the end of the calendar year 2025.

American Pie, the new pizza shop in Town Center, is planning on a grand opening in two weeks.

UGCAM Report (Jake Friesen):

Reconciliation letters have been mailed out to homeowners and the credit has been issued on a pro rata basis for homes that were sold during that time. Seabreeze property management office will be sending out the reconciliation checks to sellers during that time.

The September 2024 Monthly Operating Report has been posted on the University Glen website under Owner Resources.

The Fall portion of the annual tree trimming began on Monday, October 14th.

Update on the concrete sidewalk trip hazard project. The six trees associated with the trip hazard project were removed during the week of October 14th. The timing of the concrete work is being scheduled.

Upcoming Events:

- Halloween, October 31st. (It is requested decorations be put away by Monday, Nov 4th to facilitate the landscapers' work.)
- Food Truck Event—Food Truck Event, November 3rd, 4:00-7:30 PM.
- Children's Storytime at the Broome Library, Saturday, November 16th, 11:00 am to 12:00 PM.

To address the increased heating costs through the winter months, the discussion this year is to close one of the University Glen pools beginning November 1st. The Homeowners' Advisory Council will discuss the closure of the Townside Pool/Spa. The two Budget Advisory Group members will then bring that discussion to the Budget Advisory Group meeting. Be aware the pumps and the chemical regulation will continue while the heaters are turned off. Mission Hills is on board with turning off the heaters at the Hillcrest Pool/Spa now that the Anacapa Canyon Pool/Spa is available for use.

Mark Hewitt asked about the location of the installation of the water meter box. Mr. Lazarus confirmed the location would be in the box between the sidewalk and the curb. Mr. Hewitt asked whose responsibility it would be if there was a leak under the sidewalk from the water meter box to the house.

Mr. Lazarus read the responses to the water meter questions posted on the University Glen website. Which stated, "The townhome owners are responsible for repairs inside of the interior drywall surfaces. Broken pipes between the water meter and the interior drywall surfaces will continue to be paid for from townhome reserves. This will not change." Mr. Hewitt asked if we knew the cost of water broken down by household. Ms. Kennedy stated that would be able to share that information. Mr. Hewitt asked if the Site Authority had a water survey done in the past year. Mr. Lazarus stated that an engineering company determined what the monthly water fee was. That information is provided on the University Glen website.

Adjourned by John Lazarus at 4:47 pm