

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Monday, December 16, 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):

Market Rate leases have stabilized and are nearly completed. With a 94.5% occupancy rate and leased at 95.5%. Which is considered a strong operational occupancy. The lender will be inspecting this week. They are looking to place permanent financing by the end of the year. There are around 15 vacant units. Parking will be the priority project in 2025. Going forward there will not be many lease updates. Jeanne Grier asked if there is a stipulation for CSUCI employees in the leased apartments. Mr. Davidson confirmed that there are no such stipulations in the master lease agreement with the University. John Lazarus confirmed that Mission Hills has 100 specific units for CSUCI faculty and staff but there is no priority. Jake Friesen asked about the progress of the townhome and single-family home sales. Mr. Davidson said they will be fully built and sold by July 2025. Mary Kennedy asked about the number of CSUCI employees living in Anacapa Canyon. Mr. Davidson stated that it would be looked into. Mr. Lazarus estimated that 10 homes have been sold to CSUCI employees out of 50-60 homes sold. Anacapa Canyon had a meeting with the vendor Community Boss. A parking plan proposal will be presented in Anacapa Canyon. The preliminary parking solution includes an online app that creates an interactive sitemap. All the parking is on the interactive sitemap and will be divided into zones. Within each zone will be a certain number of spaces directly assigned to one specific tenant or specific license plate, and there will be others for visitors. The rules can be set to your preference. Channel Islands Police Department requested that all signage and markings be consistent across all communities.

Homeowners Advisory Council (Mary Kennedy):

Mary Kennedy mentioned the change in the accounting methodology regarding the reporting on the reserve status at the last year-end. The community has questions, and they will be asked at the next Homeowners' Advisory Council meeting. The Community Cookie Exchange party was successfully held but with minimal attendance. Ms. Kennedy asked about the creation of walking trails through the park. Mr. Lazarus stated that the Site Authority is not responsible for the trails. He mentioned that CSUCI has been working to develop trails in CI Park. The community has responded positively to American Pie Company in Town Center. Ms. Kennedy asked about the remaining retail space in the Town Center. Mr. Davidson stated that there have been no solid leads, and a broker will be hired in the future. Ms. Kennedy asked Mr. Davidson about the Budget Advisory Group representatives and if Kennedy Wilson has any objection to who the single-family and townhome owner representatives are. Mr. Davidson stated that it is up to the community. However, he stated that the Budget Advisory Group committee should be data and business-minded professionals who are community-focused. Ms. Kennedy stated that since only Homeowners' Advisory Council members can join the Budget Advisory Group it puts a lot of work on a few people.

CI Faculty Homeowner (Jeanne Grier):

Jeanne Grier mentioned the concerns regarding water pressure and not having adequate pressure at certain times of the day. Anacapa Canyon has its own water loop to feed the Anacapa Canyon community only. As a reminder over the holiday weekend, there will be no issuing of parking violations (i.e. guest passes) other than regular street violations. Which will continue until January 17, 2025, when students come back to campus.

Site Authority (John Lazarus):

The water Meter installation project in the Single Family and Townhomes project has been cancelled. The Site Authority and the Homeowners' Advisory Council are still looking for anyone interested in playing a sort of "Open Mic" in the Town Center Courtyard on weekend nights. There have been six Cell phone boosters that have been installed in Vintage apartments and this should improve the signal in the north part of University Glen. The Antennas are still being worked out but will be installed. Work to clear out the Overflow Basin on the east side of University Glen Park continues with it expected to be completed in 2025. Islands Café is working on a dining meal plan that can be marketed toward University Glen residents.

UGCAM Report (Jake Friesen):

Jake Friesen asked when the Anacapa Canyon clubhouse would be open again after the damage. As of November 1st, the gas heaters were turned off at the Hillcrest Pool and Spa. The heaters will be turned back on, on April 1, 2025. The Townside Pool and Spa and the Anacapa Canyon Pool and Spa continue to be available for the enjoyment of the community members. November 11th the sidewalk replacement concrete associated with the trip hazards was completed. On November 27th the additional 100ft brush clearance along Long Grand Canyon Creek was completed. Regarding the non-combustible fencing in the single-family homes. The University Glen Office received feedback from CSUCI facility services that steel plank, horizontal fencing painted to match the existing trim of the garage, trim, and garage doors are acceptable for installation. In University Glen a sketch of an acceptable design is available. The sketch details a horizontal 2 by 6 square steel metal bar design for the replacement fencing. The November 26th Budget Advisory Group meeting was spent reviewing the reserve studies for the community, common area, single-family homes, and townhouses with complex solutions, the community's reserve consultant. At the next Budget Advisory Group meeting the draft for the 3 reserve studies will be available to the members of the Budget Advisory Group and are being reviewed. The Summary Monthly operating report for the University Glen Common Area Property Management Office for November 2024 is available on the community website. The Site Authority offered clarification regarding the installation of solar panels on townhomes. Section 3F states "SES (Solar Energy System) cannot be rented, leased or used as collateral for a loan on Townhomes: The Site Authority will require that the SES be paid for in full and not used as collateral in the financing. The purpose of this is to ensure that an SES is never repossessed and the Townhouse common areas, including the roof and exterior of a building damaged in that event." The execution of Exhibit A will follow the approval of the Property Improvement Application and is a requirement before installation.

Adjourned by John Lazarus at 4:58 PM