

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Monday, January 30, 2025

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

John Lazarus called to order at 4:02 PM

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

Anacapa Canyon has reached its 96% occupancy rate. Comstock is working to build out and sell the remaining lots by June 2025. Six homes are scheduled to close in the next month. The flooring repairs from the vandalism in the Community Room are finished and has re-opened. Mary Kennedy mentioned the CSUCI program called, Dance for Parkinson's that would be beneficial for Vintage Apartments residents. Dance for Parkinson's is a dance therapy clinic class. Nicholas Davidson suggested notifying Vintage Apartment's management office to share that information with the residents.

Homeowners Advisory Council (Mary Kennedy):

Mary Kennedy mentioned that the community have been discussing implementing fire safety measures. She asked about the planned townhome heater vent cleaning and dryer vent cleaning. Jake Friesen explained that while there is no specific budget allocated for fire safety, the annual tree trimming took place. 70% of the yearly tree trimming has been completed with the remaining 30% to be finished in the Spring of 2025. Seabreeze Management is open to suggestions regarding areas where additional tree trimming or removal is preferred. John Lazarus mentioned the possibility of including a budget for fire safety measures for townhome owners. If the budgeted amount were included for FY 2024 -2025, it would result in a special assessment. It could be incorporated into the budget for the next fiscal year, FY 2025-2026. Mr. Friesen requested assistance from CSUCI facilities with home hardening plans. It was recently discovered by the Ventura County Fire Marshall that fences within 5 feet of a home can no longer be constructed of anything flammable. Wood fencing will need to be replaced with metal blocks or glass. Regarding the planned townhome heater vent cleaning and dryer vent cleaning, the Ground Sublease stated that those are commonly maintained items. The estimated cost would be \$165 per townhome for dryer vents and \$350 per townhome for heater vents. Mr. Friesen stated that there is an allocation in the FY 2025 -2026 budget for \$33,000 for the dryer vent cleaning project and \$70,000 for the heater vent cleaning project. It will be reflected in the Reserve Study for next year. Mr. Davidson suggested reaching out to E&S Ring for vendor suggestions.

Ms. Kennedy raised the issue of the power outage causing the garage doors to be unable to open. In response, Mr. Lazarus mentioned that E&S Ring will be distributing manual keys to unlock the garages.

Ms. Kennedy raised questions regarding the emergency evacuation during the Laguna Fire. Garrett Brownfield was in attendance at the meeting to discuss the evacuation.

CI Faculty Homeowner (Jeanne Grier):

Jeanne Grier provided suggestions regarding the evacuation. She suggested that the University could be more proactive in gathering feedback by sending out a message to residents about the evacuation process. The key issue being raised was that when people had to evacuate the University Glen, they

were unsure of which way to exit because of the location of the fire which created confusion. She proposed that future evacuation instructions could be clearer, such as including specific exit routes depending on where people are located. She suggested that community leaders provide feedback during an emergency to guide people on which exits to use on campus.

CSUCI Campus Police (Garrett Brownfield):

Garrett Brownfield identified areas for improvement in the CI emergency alert notifications. He assured that CSUCI has an evacuation plan, which has been shared with University Glen. A significant concern was the lack of power at the Vintage Apartments during the emergency. The second concern was Cardin School and the 20 - 30 children and staff that had to be evacuated. Everyone was evacuated safely and there was no property damage. This evacuation was an important learning point regarding coordination and communication. Brownfield acknowledged that valuable lessons were learned during this emergency, particularly regarding communication and resource management. Going forward, improvements will be made to improve the effectiveness of emergency alerts and evacuation coordination. The Site Authority will be hosting a Town Hall Emergency Plan Meeting. The community must sign up for Channel Islands Emergency Alerts. Concerns were raised about the Emergency Power Shutoffs. The group discussed solar installation, noting that relevant information is available on the University Glen website. It was emphasized that the online document is specifically for townhome owners, who are required to purchase solar panels because the roofs are commonly maintained.

Site Authority (John Lazarus):

Town Center is looking for musicians who would like to join open mic night. Anacapa Canyon has received a cell phone booster, which is now active and provided by AT&T. This booster is currently available for AT&T customers only. Anacapa Canyon is hosting a demonstration for a parking technological solution. Mr. Lazarus proposed expanding the Community Advisory Group representation to be proportional to the University Glen homeowners. Positions would be appointed by the University President. Positions would include one CI faculty and one CI staff who lives in University Glen. The Community Advisory Group would comply with the Bagley Keen Open Meeting Act. The second proposition considers having the Homeowners' Advisory Council and the Budget Advisory Group report to the Community Advisory Group. The Community Advisory Group would then report to the Site Authority Board. A concern was raised regarding the professionalism of the meetings, relating to public comments. Another concern is the current legal agreement with Mission Hills. Any adjustments would be subject to legal review and may require amendments to the Ground Sublease agreement.

UGCAM Report (Jake Friesen):

The replacement treadmills for the Town Center Fitness Center arrived on January 13th. EJ Harrison provided 40-yard dumpsters for the disposal of Christmas trees, which were available until January 17th. Effective January 1st, California Assembly Bill 413 mandates that vehicles refrain from parking within 20 feet of any marked or unmarked crosswalk to improve pedestrian safety. In compliance, Jake Friesen and the CSUCI Police Chief identified appropriate locations and plan to have the curbs painted accordingly.

The UGCAM preliminary budget for common area maintenance for fiscal year 2025-2026 will be shared with the Budget Advisory Group. The Budget Advisory Group will review the asphalt consulting project

and move it forward to be completed by the end of the fiscal year, utilizing funds from the common area reserves budget.

Adjourned by John Lazarus at 4:59 PM