

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Monday, February 27, 2025

In Attendance: Jake Friesen, Nicholas Davidson, Jeanne Grier, Mark Hewitt, Mary Kennedy, Dae Paula Saulnier, Matthew Curtis

Jake Friesen called to order at 4:03 PM

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

Comstock is scheduled to complete the last ten buildouts by July. Anacapa Canyon is moving forward with self-managing its parking spots. They will be implementing Parking Boss a service from Community Boss. Parking Boss will manage parking access for Anacapa Canyon. This includes assigning, tracking, and verifying residential vehicles and more flexibility with managing the Smart Parking Map. Mission Hills will be hiring a retail broker to market the available spaces in the Town Center.

Homeowners Advisory Council (Mary Kennedy):

A concern was raised regarding a water main leak in University Glen that remained unresolved for two weeks after it was reported to CSUCI Facilities. Although the issue has since been addressed, the delay in response prompted a request from the Community Advisory Group to develop a plan to prevent similar delays in the future. Additionally, a credit has been requested for the water usage lost over the three weeks. Ms. Kennedy requested an update to the Community Advisory Group along with a plan moving forward. The community expressed concerns regarding the upcoming draft budget, particularly in relation to the proposed increase in the Common Area Maintenance (CAM) fees. Residents requested more transparency and engagement as the budget process continues. Questions were raised about the approved building materials for fencing and garages, indicating a need for clarification.

CI Faculty Homeowner (Jeanne Grier):

The Site Authority emailed single-family homeowners requesting current certificates of insurance for their properties. The request included an Additional Insured Endorsement with *'The State of California, the Trustees of the California State University, the University, the Site Authority, their officers, employees, representatives, volunteers, and agents of each of them'* included as additional insured. A request was made for Seabreeze to send an email advising homeowners to watch for the message from the Site Authority.

It should be noted that some community members will be losing their jobs at the University. Ms. Grier recognized the importance of the Site Authority showing understanding and support for community members who, due to job loss, may have to sell their homes.

Site Authority (John Lazarus):

The Site Authority is still looking for anyone interested in playing a sort of "Open Mic" in the Town Center Courtyard on weekend nights. If you know of someone, please have them reach out.

Ideas to improve the way Community Advisory Group operates continue and I look forward to the discussion.

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

UGCAM Report (Jake Friesen):

The Budget Advisory Group finalized and signed the contract with Asphalt Consulting Services, a firm based in Sacramento. A Request for Proposal will be prepared with the pricing for the upcoming asphalt resealing work. The intent is to align the project with the upcoming fiscal year. The timeline for the work to begin is currently set for the first two weeks of June.

Seabreeze received a written response from Larry Williams of Ventura County Fire Prevention regarding restrictions on combustible fencing within five feet of a building. In response, Seabreeze is developing a non-combustible townhome trash enclosure gate design for review by the Homeowners' Advisory Council and the community. CSUCI Facilities has approved a fence design using metal panels and trim painted in an approved color. Homeowners may contact Seabreeze Management to request a copy of the design. It was recommended that single-family homeowners obtain a quote from a contractor to replace all fences at once.

The initial draft for the fiscal year 2025-2026 Common Area Maintenance budget was submitted to the Site Authority. The Budget Advisory Group has received bids for dryer vent and heater vent cleaning, which will be reviewed before proceeding. It was recommended that homeowners be provided with an allowance to cover the cost of the work, with the understanding that they would receive a credit for the amount paid.

The key fobs for accessing the amenities have been restored after failing due to the power outage. There was one water intrusion issue, which appears to have been caused by a flange on the toilet. A claim has been made with insurance. Seabreeze has introduced an internal dispute resolution and/or review process to address neighbor disputes. Residents should be aware of a slope issue near Building 35 of the Hillcrest Apartments, caused by last year's heavy rain. The area has recently been covered with a tarp as a temporary measure. Soil engineers will be conducting testing soon, and the Site Authority will be covering the costs. There have been several complaints about potholes on Camarillo Street. Management has referred these concerns to CSUCI Facilities.

On Thursday, March 6 at 6:00 PM, CSUCI Campus Police and the Emergency Manager will host an Emergency Preparedness Meeting. On Saturday, March 8 from 1:00 PM to 5:00 PM, CSUCI will host the STEAM Carnival. On Sunday, March 30, there will be a community Food Truck event at Town Center.

The Homeowners' Advisory Council would like to be in the discussions about the Town Center space being rented out. Mission Hills has announced that they will be sending out a survey to the community to gather input on what residents would like to see in Town Center. The goals of the Community Advisory Group improvements are to solicit more feedback and ensure that community concerns are addressed and brought to the attention of the Site Authority Board. The landscaping Request for Proposal will be sent out in March. A question was raised about whether Gothic Landscaping checks the sprinklers when they run at night. Mr. Friesen explained that while they do not check them at night, a technician inspects each sprinkler in the entire community every two months.

Adjourned by Jake Friesen at 5:17 PM