

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, March 27, 2025

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

John Lazarus called to order at 4:04 PM

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

Operations remain stable in Anacapa Canyon with no major updates. The Comstock project is still expected to be completed and sell its final townhomes by July. Regarding the parking plans, they are moving forward on the Anacapa side regardless of the status at Mission Hills. The team is still waiting to hear from the CSUCI Police Department about any potential concerns with the license plate reader technology, but this is not expected to delay progress. The Anacapa Canyon parking contract will be separate from the University Glen Phase One agreement; however, there is an option to merge the access systems later, allowing the CSUCI Police to monitor all areas through a single login. A question was raised about whether University Glen residents would still be allowed to park in Anacapa Canyon. John Lazarus confirmed that residents will still be allowed to park at the community center. Ms. Grier asked how that would be tracked. Mr. Davidson stated that University Glen residents would need to register in Parking Boss. He said that it wouldn't matter whether residents were actively using the app; what matters is that they would be registered as either a resident or a guest, so they could park in that area without receiving tickets. He added that this also applies to street parking, as there are very few parking spaces available at the amenities. The CSUCI Police will enforce any of the thoroughfare streets if there is a municipal lot that is independently enforced.

Homeowners Advisory Council (Mary Kennedy)

The Homeowners' Advisory Council continues to work on distributing a community survey regarding budget preferences. A new \$10,000 line item for parking services was added in addition to the police services budget. It was intended to cover the costs associated with the parking supervisor ('parking boss'). While not yet finalized, this expense is currently included in the budget proposal. There was concern expressed about the fairness of the ongoing maintenance payment of the asphalt resurfacing project. It was noted that, during the last resurfacing, costs may have been covered by Mission Hills. The issue of current funding for these lots through common area reserves was raised as a point for further discussion. Regarding the Budget Advisory Group charter, concerns were raised about the University representative selection process and the effect of extended absences. The point was made that we need to build that knowledge across more people so we're not always starting from scratch. A response to this concern was requested. Mr. Lazarus suggested sending a survey to the community to gather input on appointing individuals to the Budget Advisory Group who are not members of the Homeowners' Advisory Council.

CI Faculty Homeowner (Jeanne Grier):

A reminder was shared about the current situation regarding some employees losing their jobs. However, new faculty hiring is underway for the summer. University Glen continues to be a major selling point for incoming faculty, but housing availability is currently limited. It was proposed that a waitlist

system be established for any homes that become available, allowing new hires to be added as soon as they have signed their contracts.

Site Authority (John Lazarus):

Update on Fiscal Year 2025 - 2026 Draft UGCAM Budget for SFH/TH. It's important to emphasize that this is a DRAFT budget. As new information comes in, it will continue to be refined. The initial draft Budget was created by the Property Manager and shared with the Budget Advisory Group (BAG) on 1/31/25 and there has been robust engagement with the various community groups and property owners continually since then and that will continue. The Single-Family Budget shows a 3.64% increase from \$313.10 to \$324.91 and Single-Family Reserves are well funded at 90%. The Townhome Budget has fixed increases of \$37.11 adding to the current \$532.77 resulting in a minimum of \$569.88 for next year and Townhome Reserves are funded at 42%. The Homeowners' Advisory Council will be surveying homeowners to gather input on how they would like to proceed with three variable items that may increase this year.

The Site Authority is still looking for someone 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.

The project to clear out the Overflow Basin on the east side of University Glen Park is currently in the environmental studies phase. The phase is expected to be completed in Fall 2025, along with the overall project.

A discussion was initiated regarding one of the proposed changes for the Community Advisory Group. Specifically, the suggestion that two co-chairs oversee the Community Advisory Group. A question was raised about whether it might be more appropriate for Site Authority staff to provide support to the Community Advisory Group, similar to the role they play for the Site Authority Board. In response, it was noted that originally the group was led by an external community member, and over time, Site Authority staff became more involved when that position was not refilled. The group discussed the importance of having both a Site Authority staff member and a rotating community representative report to the Site Authority Board to ensure balanced communication. This structure allows direct community input while addressing concerns about shared responsibility.

UGCAM Report (Jake Friesen):

As of April 1st, the heater at the Hillcrest Pool will be turned on. The pool has already been drained, refilled, and chemically balanced in preparation for the summer season. After April 1st, the same maintenance process will be performed at the Townside Pool. An e-blast with this information will be sent out to all residents. The next food truck event is scheduled for the evening of Sunday, March 30th. On March 17th, the Request for Proposal for the asphalt reseal project was released to vendors. A bid meeting is planned for Tuesday, April 15th. The Budget Advisory Group (BAG) will review submissions, and a response is expected to be provided to Asphalt Consulting Services by April 2nd. We anticipate reconvening on April 28th to discuss progress and the next steps. This contract is expected to begin on July 1st, 2025. Additionally, the Request for Proposal for landscape maintenance services has been distributed to six vendors.

Adjourned by John Lazarus at 5:00 PM