

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, April 24, 2025

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

John Lazarus called to order at 4:03 PM

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

No major operational updates for Anacapa Canyon. The first wave of initial tenants are currently deciding whether to renew their leases or move out. They are seeing a high rate of retention, with many residents opting to stay. This was a positive sign of satisfaction with the community and available amenities. A question was raised regarding the AT&T towers to increase cell phone coverage. Mr. Lazarus confirmed that the AT&T boosters have been operational, but the AT&T tower is not yet operational.

Homeowners Advisory Council (Mary Kennedy)

The community discussed the idea of hosting a community art event. They are mindful of choosing a date that will not disrupt the operations of the Town Center restaurants. The group is currently exploring the best location to hold the event. Residents of Anacapa Canyon will also be invited to participate in the event. Concerns were raised about parking on Rincon, particularly from the roundabout that leads past the street heading down to Rincon. It was noted that when cars are parked on both sides of the road, the area becomes treacherous, with limited space for two-way traffic. It was strongly recommended to follow up with Channel Islands Police Department to address this issue. The group agreed that allowing parking on only one side of the street would be a much safer solution. A question was raised regarding the Reserves in CalTRUST. CalTRUST information was shared with the Homeowners' Advisory Council, including the link to CalTRUST investment reports. CalTRUST will be presenting at the June 9th Site Authority Board Meeting. A question was raised regarding the speed at which Property Improvement Applications are being processed. The Homeowners' Advisory Council would like to assure everyone that they have been working diligently to review and return applications promptly. The Homeowners' Advisory Council has agreed to aim for a 10-day turnaround on Property Improvement Applications, though the official sublease timeline of 45 days still applies. This 10-day goal will begin only once a fully completed application is received; any delays due to missing information from homeowners will not count against that timeframe. The Homeowners' Advisory Council has submitted proposed language to clarify this point and is awaiting confirmation that it will be adopted. The Homeowners' Advisory Council agreed to appoint two members with accounting or business experience to the Budget Advisory Group. It was decided that the appointees would serve staggered two-year terms to preserve institutional knowledge and ensure continuity. The Budget Advisory Group needs to discuss and confirm the process for nominating and confirming these appointees. The CSUCI Dance Department continues to offer a free Thursday morning program for Parkinson's patients. A flyer was shared with Anacapa Canyon. It was noted that the recent budget survey received a strong response, with over 60% favoring the lower reserve contribution option. This was not seen as opposition to fully funding reserves, but rather a reflection of current financial stress among residents and those reliant on uncertain funding sources.

CI Faculty Homeowner (Jeanne Grier):

There was a request to keep housing availability for incoming faculty and staff on the radar. Faculty members want reassurance that when homes are sold, Category 2 and Category 3 employees continue to be prioritized, and that the original intent of the community is upheld. A request to stay mindful of this issue to help attract and retain quality faculty was made. There was a follow-up question about the status of summer parking enforcement in University Glen. Ms. Gier requested an update or decision on whether the summer parking enforcement waiver will continue. Community members requested more information regarding the Special Tax bond extension.

Site Authority (John Lazarus):

There was a discussion about updating the Community Advisory Group Charter to modify the current faculty representation. At present, the charter includes two faculty members from University Glen. The proposal is to change this structure to include one faculty member and one staff member, both living in University Glen. The faculty representative would continue to be appointed through the Academic Senate Appointments, Elections, and Bylaws Committee, while the new staff representative would be appointed by Staff Council. Ms. Grier suggested phrasing the change as two University employees living in University Glen, preferably one faculty and one staff, to allow more flexibility in representation. A concern was raised about the potential implications of the Bagley-Keene Act if it were ever applied to the group. Mr. Lazarus acknowledged the concern and agreed it was valid and would need further consideration but clarified that the proposed change does not affect compliance with Bagley-Keene.

Update on FY 2025/2026 Draft UGCAM Budget for SFH/TH. The initial draft Budget was created by the Property Manager and shared with the Budget Advisory Group on 1/31/25, and robust engagement with the various community groups and property owners has occurred since then, including the survey conducted by the Homeowners' Advisory Council regarding Dryer vent cleaning and what Townhouse Reserve contributions should be. The Single-Family Budget shows a 3.64% increase from \$313.10 to \$324.94, and Single-Family Reserves are well funded at 90%. The Townhome DRAFT Budget shows an 8.07% increase from the current \$532.77 to \$579.52 for next year, and further refinements are possible based on the Homeowners' Advisory Council Survey and other factors. The most recent TH Reserve Study recommended a \$265/TH/month and shows the Percent Funded as of 7/1/2025 at 42%. DRAFT TH contribution is \$117.32/TH/Month. Landscaping is showing a 78.5% increase. There is currently an Request for Proposal out for landscaping. Ventura County Tax Assessor's Office, with input from the office of the Ventura County CFO, will be presenting at the June 10, 2025, SA Board Meeting on how taxes are paid and what those taxes are used to fund. In March 2025, the median price for a home in Camarillo was \$905,974, up from \$894,708 in February, while the average price of a University Glen home sold in 2025 was \$506,774.73. We are still looking for anyone interested in playing a sort of "Open Mic" in Town Center Courtyard on weekend nights. Work to clear out the Overflow Basin on the east side of University Glen Park continues. Ms. Grier suggested providing a clear statement to potential buyers about the special tax rates in University Glen.

Nicholas Davidson asked whether University Glen is still interested in moving forward with the Parking Boss program. Anacapa Canyon is scheduled to implement the system in July 2025. Mr. Friesen asked about how the mutual use agreement would function under this new system. University Glen residents would need to register with Parking Boss to use the parking near the amenity building.

UGCAM Report (Jake Friesen):

Please be aware that there have been sightings of rattlesnakes around University Glen. As of April 1st, the Hillcrest Pool is fully operational again. The pool was drained, refilled, and the spa heater was replaced. The new spa heater at Hillcrest cost approximately \$5,100 and was funded by the common area reserves. Townside Pool was also drained, and the plaster was repaired through the Operations budget. Once the plaster work was done and the pool was refilled, it was determined that the pool heater also needed replacement. That heater replacement came to just under \$5,500 and was also paid for by the reserves. Gothic Landscape informed Seabreeze that the irrigation system at the 3000 block roundabout on Channel Islands was originally tied into the Anacapa Canyon water system and had been damaged during earlier construction. It was agreed that this area will now be reassigned to BrightView for maintenance, since they have access to the water source. As a result, this area will no longer be under Gothic's responsibility, and it will not be included in the upcoming landscaping Request for Proposal effective July 1st. Seabreeze is wrapping up the contract for the crack seal and asphalt reseal project. The vendor selected is JB Bostick & Sons out of Anaheim, California. Their bid came in at \$201,635.80. The bank has completed its review of the contract, and we're moving forward with it. Work is scheduled to begin on June 2nd and will take approximately 14 days to complete. The Landscaping Request for Proposal went out on March 28th and will be returned on April 28th. RepairWise from Extreme Fitness determined that the belt on the Cybex treadmill in the Town Center fitness room needed replacement. The \$1,400 cost will come out of the operations budget. The heat pump in the management office was found to be broken and in need of replacement. Upon reviewing the lease with the Site Authority, it was confirmed that maintenance responsibility falls to the lessee. Three comparable bids were collected, and Anderson Refrigeration was the lowest bidder at \$11,500. We moved forward with that vendor. It was noted that about \$25,000 remained from the transition between KWP and Seabreeze, and that may serve as a potential funding source for this unanticipated \$11,500 expense. The Homeowners' Advisory Council elections are approaching, with two seats becoming available. Continuing members will be Mary Kennedy, Madison Litton, and Dylan Tall. The open seats currently belong to Gabrielle Powell and Sandy Boyd. The Osher Lifelong Learning Institute (OLLI) will soon launch its "Summer Taste 2025" program. An E-blast will be sent out with the flyer and course catalog. Registration opens May 27, and the session runs from June 9th through July 17th. A question was asked about the mudslide at the Hillcrest Apartments. Mr. Lazarus stated that the engineering work is complete, with plans to rebuild the V-ditches that were undermined over time. The proposal for the repair work has been received, and the Site Authority will cover the cost, as the affected area is on Site Authority land outside of University Glen. Coordination with the architect is ongoing.

Adjourned by John Lazarus at 5:00 PM