

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, June 26, 2025

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

John Lazarus called to order at 4:03 PM

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

Dae Paula Saulnier provided an update that work on the monument signs is in progress. The sign for Anacapa and Mission Hills is currently under development. The mini cell tower is being installed by AT&T on top of the Anacapa Canyon elevator shaft. While the final contract is still in process, they are working to ensure it is not exclusive so other carriers can also use the tower. John Lazarus added that while the tower will primarily benefit AT&T customers, it will improve 911 service for all carriers. The Parking Boss contract is close to being signed, with implementation estimated for September. The timeline included 30 days for signage layouts and preparation. Quotes are also being obtained to paint parking space numbers in the lots, with these related tasks underway.

Homeowners Advisory Council (Mary Kennedy)

The Artisan Fair and food truck event was very well attended, well received by the community, and the participating artists expressed strong interest in returning. There were only two candidates for the HAC election. Given the lack of a contest and the rising cost of postage, it was decided to accept the candidates by acclamation. Megan Hickernell and Angie Rodriguez will begin their terms on July 1st, succeeding Sandy Boyd and Gabrielle Powell. Plans are being made to recognize Mrs. Boyd for her many years of service and to acknowledge her departure from the community. It was noted that the HAC continues to work diligently to process PIAs in a timely manner, with one outstanding item expected to be resolved by the end of the week.

CI Faculty Homeowner (Matthew Curtis)

Matthew Curtis had no updates to share at this time but is continuing to learn the role and offered to assist if needed.

Site Authority (John Lazarus):

It was reported that the Site Authority Board met on June 9th and approved the Site Authority operating budget, which included the UGCAM budget. CalTRUST, the investment vehicle for the UGlen reserves, presented to the Site Authority Board on June 9th. Their funds are currently yielding above national averages, with the most conservative fund at 4.39% compared to a one-year CD average of 2.01%. It was reported that the Site Authority Board approved a change to the CAG membership, shifting from two faculty representatives to one faculty and one staff representative. The update has been shared with Academic Affairs and Staff Council, who will appoint the new staff representative. Between February and April 2025, there were five home sales in University Glen, with one home currently on the market. The average sale price in University Glen for 2025 was \$466,063, compared to a median home price of \$917,968 in Camarillo as of April 2025. The Ventura County Tax Assessor's Office gave a presentation to the Board on the types of taxes collected and how those funds are used. The slide deck, recording, and

presentation materials are available on the Owner Resources website. The \$300,000 originally budgeted for water meters is being considered for a dedicated right-hand turn lane on Camarillo Street before Lewis Road. A survey confirmed there is enough easement space, and further studies are underway. A bidirectional bike lane connecting to existing lanes on Lewis and toward CI Park is also being explored. Work to clear the overflow basin on the east side of UGlen Park is ongoing. The community is still seeking residents interested in participating in an “Open Mic” at the Town Center Courtyard on weekend nights.

UGCAM Report (Jake Friesen):

The representative of Ventura County Supervisor Vianney Lopez’s office has changed, Angel Garcia has moved on to a new position. The new representative is Amy Peaks. On June 7, Supervisor Lopez hosted a Paletas event in the Town Center Courtyard. Jake Friesen reported that all owners were notified of the new monthly maintenance charges effective July 1st. An email was sent with a cover letter, budget details, reserve studies, and links to resources, all of which remain available online. To comply with the ground sublease, a one-page cover letter was also mailed to owners with the updated amounts. As of June 1st, Gothic Landscaping completed the 100-foot brush clearance. Site Authority staff are verifying compliance with Ventura County Fire and will update records accordingly. Per the agreement that CSUCI covers 85% of the cost, an invoice of a little over \$11,000. The total brush clearance cost for this year was \$13,476.50. The asphalt reseal project was completed. The total cost, including consulting, vendor work, and incidental expenses, was \$244,000, compared to a budget of \$264,000, leaving the project \$20,000 under budget. The annual sewer cleaning is underway, beginning June 1st. This work is now part of the regular annual maintenance and is covered by the monthly infrastructure charge included in residents’ water bills. The Gothic Landscaping maintenance contract for \$356,400 is ready for execution pending final approval. The American Heritage Landscape contract for annual tree trimming, at \$59,250, was also reviewed and will move forward. Both are within the approved budget. A proposal from Precision Cutting for \$38,000 was presented to the Budget Advisory Group on June 17th and approved. The project addresses sidewalk trip hazards and will move forward shortly after July 1st. Costs will be paid from operations as recommended by Complex Solutions. The Garden Committee has created a new online form for garden sign-ups, now available on the website under Amenities. They are also considering posting the waitlist online so residents can see their place in line, ensuring transparency in the process.

Adjourned by John Lazarus at 5:35 PM