

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, July 24, 2025

In Attendance: John Lazarus, Jake Friesen, Nicholas Davidson, Mary Kennedy, Mark Hewitt

John Lazarus called to order at 4:05 PM

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

Anacapa Canyon operations are stable with lease renewals being higher than the typical averages. Work continues with the AT&T cell tower. However, AT&T's current proposal appears to be more of a booster that would primarily benefit the Vintage Apartments building rather than the wider community. This may not provide a community-wide solution, and other options will need to be explored. A further update will be provided. Mr. Davidson reported that negotiations are ongoing for the market space. There is interest in a coffee shop and a market, and tours have taken place, but no agreements have been finalized. The remaining homes for sale include 12 townhomes and one single-family home, some of which are still under construction.

Homeowners Advisory Council (Mary Kennedy)

The Homeowners' Advisory Council met with their new members, Angie Rodriguez and Megan Hickernell. Sandy Boyd will remain involved by taking over the Landscape Committee, which is being reconstructed to evaluate landscaping practices. A request was raised to consider extending the hours of the community room and pools on weekend evenings. In response, it was noted that extended hours for the community room and pools could create safety issues. Additional security patrols might be needed to ensure the spaces are cleared after closing. It was suggested that the Town Center community room hours be extended to 11 p.m. on Fridays and Saturdays.

Site Authority (John Lazarus):

The June 9th Board meeting approved of the new Community Advisory Group membership change from two faculty representatives to one faculty and one staff representative. Staff Council is in the process of appointing a new staff representative, so the position is currently vacant. An update was also given on CalTRUST, the investment vehicle for the reserves. The liquidity fund is yielding 4.37%, compared to the national average one-year CD rate of 2.03%. At the June 9th Board meeting, the Ventura County Tax Assessor's Office presentation was recorded and shared, along with the slide deck and responses to follow-up questions. Traffic data is being collected to evaluate the proposed dedicated right-hand turn lane, with results to be shared once available. Work on the overflow basin behind University Glen Park remains in the environmental stage, with permits required before cleanup can begin. A question was asked about the plans to place a Conex box on top of the water tower to extend police communication range. The project may be delayed, possibly due to Navy involvement. Staff will confirm the status with the Channel Islands Police Department.

UGCAM Report (Jake Friesen):

The Artisan Fair was successful and well attended. In response to the positive feedback, another event has been tentatively scheduled for September 21st, following the same format with food trucks and local artists. The FY 25/26 budget took effect July 1st, and updated CAM Fees have been distributed and

posted online. The new landscaping contract has been signed, and work has begun. As part of the agreement, they will use all-electric equipment, with mowers already in place and blowers and trimmers to be transitioned over the next six months. The annual tree trimming contract was awarded to American Heritage Landscape. About 70% of the work is planned for early November, before holiday decorations, with the remainder to follow within budget. The budget for tree trimming increased by 50% this year. Jake Friesen will meet with the arborist in early August to review priorities, ensure funds are fully utilized, and develop a longer-term plan for replacements and ongoing needs. The contract with Precision Concrete Cutting for \$38,359.41 was signed to address sidewalk trip hazards in University Glen. The work is scheduled to begin on August 4th and is expected to take about one week. Gothic Landscaping is working on a proposal for the Phase 2 landscape refurbishing project at the Parkview Apartments. Two further proposals are under review, and irrigation upgrades are also being considered. The goal is to complete Phase 2 townhouse landscaping within this fiscal year and establish a plant palette to guide Phase 3, starting at the vehicular bridge. Phase 2 landscaping will include work to meet Ventura County Fire Department defensible space standards, addressing mulch use, tree density, and planting areas within 0–30 feet of structures. The accounting team is completing the FY 2024–25 year-end close, with reconciliation expected for BAG review on August 19, presentation to the Site Authority Board on September 8, and publication by September 30 as required by the Ground Sublease.

Adjourned by John Lazarus at 4:39 PM