

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, August 28, 2025

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

John Lazarus called to order at 4:00 PM

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

CSUCI Police informed Anacapa Canyon that parking enforcement will begin on October 1st. The community is preparing to launch the Parking Boss system. To avoid citations, University Glen residents must be added to the system. Older University Glen permits (such as brown stickers or window tags) will no longer be valid in Anacapa Canyon once the new program is implemented. As an alternative, signage with QR codes may be posted to allow residents to register directly through the Parking Boss website. Street parking will remain first-come, first-served, with enforcement handled by CSUCI Police. In private lots, Anacapa Canyon will serve as the citation and towing authority. These areas will be clearly marked, and enforcement may range from warnings to immediate towing. A question was raised about limits on household parking permits. University Glen currently issues two residential and two visitor permits per household. Clarification was requested regarding whether visitor permits would be necessary for Anacapa Canyon amenities. Enforcement can also be carried out through license plate recognition in the Parking Boss system.

Homeowners Advisory Council (Mary Kennedy)

The Landscape Committee has begun work with a focus on meeting fire standards. A tree census is underway to determine which trees require trimming or removal. Updated maps will be important to identify vegetation that may pose fire risks. A question has been raised about allowing University Glen residents to access the EV charging stations near the library, particularly for overnight use when campus demand is low. In response, it was noted that approximately 15–20 pay charging stations are available in that area and open to the community. Users must have an appropriate parking permit and pay for electricity. Day-use parking permits can be purchased at nearby kiosks. The committee is reviewing the proposed governance document and expressed concerns regarding the application of Bagley-Keene requirements. Members noted that the Homeowners' Advisory Council and Community Advisory Group operate with flexibility, allowing discussion of non-agendized items and handling PIAs by phone or email to expedite responses. A stricter Bagley-Keene structure could limit this flexibility.

CI Faculty Homeowner (Matthew Curtis):

It was noted that the Academic Senate's recent call for committee volunteers listed the Community Advisory Group in a way that suggested the role was for faculty but instead but instead it is intended for a staff member. This will be clarified to ensure the position is accurately represented.

Site Authority (John Lazarus):

A discussion was held on the proposed changes to governance. The intent is for the Community Advisory Group, Homeowners' Advisory Council, and the Budget Advisory Group to operate within distinct roles while coordinating with one another. All three groups will vet any changes to ensure broad agreement.

It was noted that concerns have been raised regarding the Bagley-Keene Act, clarifying that the Act requires transparency and public participation in state-level deliberations but does not expand a group's authority. The proposed governance documents are designed to formalize membership requirements, responsibilities, and operating guidelines for each group, consistent with the Ground Sublease and other governing documents. The goal is to clarify roles, strengthen communication pathways, and support transparency and professionalism. A concern was raised regarding the inclusion of Bagley-Keene requirements in the governance proposal. It was noted that community groups have consistently voiced opposition to applying Bagley-Keene, citing concerns that it reduces efficiency, increases risk, and gives the appearance of HOA-style authority. A concern was expressed regarding the governance structure and the risk of advisory groups influencing operational or business decisions. A suggestion was made to have a brief report included on the Site Authority Board agenda to enhance communication and ensure community feedback is acknowledged.

UGCAM Report (Jake Friesen):

The Health Department temporarily closed the Hillcrest Pool due to a gate latch issue. Repairs are scheduled for completion the following morning, with the pool expected to reopen before Labor Day weekend. The Health Department also conducted an inspection at Townside pool, identified a minor issue, and approved the site after it was resolved. CSUCI Facilities is working to resolve intermittent irrigation issues at the Community Park. A faulty valve was identified and replaced earlier in the week, though confirmation of completion is still pending. Gothic Landscaping has also requested an update to verify water availability before the weekend. A water main leak was reported on Monday in the 300 block of East Platts Harbor. Precision Cutting completed concrete trip hazard repairs on August 13 for \$38,562, paid from the current operations budget. Sixteen locations were identified for concrete replacement, and staff are assessing which areas may be impacted by nearby tree roots before scheduling work. Approximately \$2,000 remains in the concrete budget, and additional funding will be considered early next year. Seabreeze Management is completing the annual budget and reserve reconciliations. Refund amounts for the year will be finalized once the process is complete. The Landscape Committee is addressing fire safety requirements related to Phase 2 of the townhouse refurbishing. Seabreeze Management has signed a proposal for Phase 2 landscape refurbishing to the Parkview Apartments, scheduled to begin September 8th and will continue for approximately two months. Heritage Landscaping, the community's tree vendor, is scheduled to begin fall tree trimming and building clearance work on November 3, covering approximately 70% of the community. The monthly property management summary reports are posted on the University Glen website, along with Ventura County Fire Department certificates confirming completion of 100-foot brush clearance as of June 1. The Townhome Proof of Insurance certificate for FY 2025–26 is still pending, and once received, it will be uploaded to the website along with the townhouse earthquake insurance documentation. Residents have reported increased mosquito activity near the playground in the 400 block of Channel Islands. Seabreeze Management is in contact with Ventura County Vector Control regarding the issue. A concern was raised about the delayed CSUCI water billing affecting CAM financials. It was noted that federal solar credits are set to expire at the end of the year, leading to an increase in homeowner solar applications. Seabreeze Management is working to process these requests as quickly as possible.

Adjourned by John Lazarus at 5:01 PM