

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, October 23, 2025

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

John Lazarus called to order at 4:05 PM

Anacapa Canyon /Mission Hills (Nicholas Davidson):

Nicholas Davidson reported that parking permit distribution was approximately 60% complete, with full participation already achieved at the Vintage Apartments and the Villas apartments. Some resistance was noted among townhome owners, and an extension for enforcement may be requested. It was suggested that Mission Hills and University Glen begin collecting parking counts to assess available spaces. A question was asked about University Glen residents accessing Anacapa Canyon amenities. It was clarified that, at the time, residents were still able to use their existing University Glen parking passes for access. Jacob Friesen noted that only a few residents were affected and that he planned to address those cases individually. It was clarified that once the Parking Boss system is fully implemented, University Glen window decals will no longer prevent citations. Residents will need to register their license plates in the Parking Boss system to ensure compliance. Mr. Friesen stated that he worked with the Channel Islands Police Chief to address parking near the Camarillo roundabout. A 20-foot section of red curb will be painted by the yield sign to keep cars from parking too close.

Homeowners Advisory Council (Mary Kennedy)

Mary Kennedy stated that there were no major issues. She mentioned hearing from Anacapa Canyon residents about parking concerns, which Mr. Davidson and Mr. Lazarus were already addressing. No other updates were shared.

Site Authority (John Lazarus):

John Lazarus provided an update on the governance revisions, noting that feedback from the advisory groups and community members was being incorporated into the next draft. One proposed change includes Seabreeze, at the Site Authority's expense, hosting quarterly community forums to collect and log community feedback and route it to the appropriate group for follow-up. Island's Kitchen continues to offer affordable all-you-can-eat meals, and catering services are available to the community. Campus Dining is open to giving presentations about meal plans or catering options at future meetings. Mr. Lazarus noted that CalTRUST continues to outperform CD rates and reported that the recent Pack House Music Festival was well managed, with minimal community impact and only a few minor incidents. Mary Kennedy noted that while some issues may technically fall outside the scope of the Ground Sublease, many are handled within the community before needing to be escalated. She added that the goal is to manage what can be addressed locally to avoid unnecessary costs or added workload. Mr. Lazarus clarified that the proposed quarterly community forums would be funded entirely by the Site Authority. Ms. Kennedy added that many homeowner concerns arise urgently, and addressing them quickly, within days or weeks when possible, is preferable to waiting for a quarterly forum. It was noted that the proposed community forums would not replace or dictate the role of the Homeowners' Advisory Council. Instead, they would serve as an additional opportunity for community discussion, consistent with the intent of the Ground Sublease, without placing that responsibility on the Community Advisory

Group. Mr. Lazarus reiterated that the Homeowners' Advisory Council would remain independent and that the forums are intended to improve communication.

UGCAM Report (Jake Friesen):

Jake Friesen reported that reconciliation mailings for budget year 2024–25 were sent to all homeowners, including letters, budgets, and reserve summaries. Credits and refunds are scheduled to be applied by November 1. Separate correspondence was sent to Kennedy Wilson for Mission Hills and the Town Center properties to process their refund by check. Residents were asked to remove Halloween decorations by November 3, ahead of American Heritage beginning their fall tree trimming for building clearance and fire compliance. About 70% of the annual tree trimming budget was expected to be used that week. Mr. Friesen also shared that the gutter cleaning project would begin in November, with additional details to be sent to townhouse owners. An Artisan Market was scheduled for November 16 at the Town Center. Mr. Friesen continued working with the Landscape Committee and the Ventura County Fire Department on fire safety requirements. Following the retirement of Larry Williams, the new department contact is Mike Warford. A meeting is being planned with the Homeowners' Advisory Council Landscape Committee and interested residents to review defensible space expectations, coinciding with the anticipated signing of new "zero zone" guidelines by Governor Newsom. It was noted that Governor Newsom was urged to delay signing the "Zero Zone" requirements due to funding concerns, and staff are monitoring the situation. He reported that Precision Concrete Cutting identified 16 locations needing sidewalk repairs or replacements. He planned to meet with American Heritage Landscaping to review pricing and determine which trees may need removal due to root damage. Additional projects include the single-family retaining wall repair and painting project. It was reported that another slab leak occurred in a townhome, and an insurance claim has been filed. The Budget Advisory Group is considering a community survey to gather input on potential projects for the next budget cycle, including bollards along the DG path and near the footbridge. The goal is to gauge community interest before prioritizing these items. The dryer vent maintenance project was discussed, with efforts focused on improving fire resistance while maintaining airflow.

Adjourned by John Lazarus at 4:50 PM