

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, January 30, 2026

In Attendance: Jake Friesen, Troy Brown, Dae Paula Saulnier, Taylor Pani, Mathew Curtis, Mary Kennedy

Called to order at 4:07 PM

Anacapa Canyon/32 Acre Development/Mission Hills (Taylor Pani):

Taylor Pani reported that both Mission Hills and Anacapa Canyon remain fully occupied and stable. The primary upcoming project is new flooring at the Mission Hills Fitness Center, anticipated for completion in February. It was also noted that a lease for a coffee shop at the Town Center was nearing signature.

Homeowners Advisory Council (Mary Kennedy):

Mary Kennedy reported that the Homeowners' Advisory Council reviewed fencing replacement options required for fire compliance. The likely recommendation is to adopt a standard brown horizontal fence, with homeowners able to pay the difference for the upgraded options. Funding would come from reserves, and timing will depend on fiscal year coordination. She reported a dispute involving the reassignment of a resident's garden plot after the garden committee determined it was not being used. The affected resident asked about an appeal process. Which raised the broader governance questions regarding decision-making authority and clarity of roles. A request was made for a copy of the Mutual Use Agreement related to shared amenities, including the community garden. Questions were raised regarding the scope of University Police authority, including enforcement of parking and other non-criminal community matters. Clarification was requested on when issues fall under police jurisdiction versus community management.

Site Authority (Troy Brown):

The new Site Authority General Manager introduced himself and shared his background, including prior experience in municipal management across multiple cities. He explained that police prioritize emergency response, while routine enforcement issues may fall elsewhere. He acknowledged concerns about service levels and the need to clarify responsibilities. Jake Friesen stated that since Seabreeze began management, an internal review process has been used to address complaints and diffuse conflicts. The Ground Sublease limits how enforcement can proceed.

UGCAM Report (Jake Friesen):

Jake Friesen reported that the fall portion of the annual tree trimming project was completed on November 14 for \$26,520, representing 78% of the annual budget. During the holiday break, eight additional trees were removed due to safety concerns, resulting in \$15,302 in unplanned expenses. A budget variance is anticipated as the remaining funds had originally been designated for additional building clearance at Hillcrest Apartments. Mr. Friesen stated that the first draft of the FY 2026–27

budget will be submitted in early February, with landscaping projections adjusted to reflect higher-than-anticipated tree removal costs this year. Phase 2 landscape refurbishing was budgeted at \$150,000, with half allocated to Parkview Apartments, which was completed within budget. The remaining Phase 2 areas include approximately 72 townhomes. While initial planning focused on fire-related “zero zone” compliance, further review identified foundation root intrusion as a more immediate concern. American Heritage provided a proposal of approximately \$82,000 to remove 65 trees located within five feet of structures. The proposed removals would address both root damage and fire spacing requirements. Community review of the tree list has not yet occurred. Installation of “No Parking Anytime” signs along Channel Islands between the 3000-block roundabout and Camarillo Street was completed for \$1,451.52, funded through the University Glen common area maintenance budget. Red curb striping and “No Parking” signage were installed along West Somis Avenue near the Town Center to address emergency vehicle clearance concerns. Reimbursement will be coordinated once final invoices are received. An Artisan Market is scheduled for Sunday, March 22. The next Site Authority Board meeting will be held in March from 6:00 to 7:30 p.m. in the library. Efforts to improve cell service remain underway, with dead zones continuing to be a concern, particularly in the Hillcrest area. Conversations are also ongoing regarding potential additional parking near Anacapa Canyon and a connection to nearby hiking trails.

Adjourned at 5:04 PM