

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, February 26, 2026

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

Called to order at 4:09 PM

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

Nicholas Davidson reported that there were no major updates to report.

Homeowners Advisory Council (Mary Kennedy):

Mary Kennedy reported that all Property Improvement Applications are current. Ongoing concerns related to the community garden were noted. The Homeowners' Advisory Council is awaiting the draft budget. Jake Friesen stated that the operating budget remains largely unchanged. Adjustments are being made to reserves based on updated project scopes and pricing. The budget will be revised accordingly once finalized.

University Glen Representative (Mark Hewitt):

Mark Hewitt stated that the hillside drainage near the slope is functioning as intended, and no immediate action is required. Camarillo Street vegetation trimming was noted as largely completed, with some remaining eucalyptus overgrowth on adjacent farmland. Concerns were raised about overgrown DG paths near Channel Islands and Camarillo Street, as well as near Santa Cruz Island, which are narrowing due to ground cover. The issue will be reviewed with the landscaping contractor at the upcoming meeting.

UGCAM Report (Jake Friesen):

Jake Friesen stated that the Fiscal Year 2026–27 budget was submitted to Site Authority staff on January 30. The overall increase is projected at approximately 3.5–3.9%. Single-family and apartment monthly maintenance charges are expected to increase by 6.7%, while townhouse rates remain flat. Townhouse reserve contributions will increase by 10%, primarily due to reduced insurance premiums. He also reported on an overturned electrical cabinet near the Channel Islands Drive and Anacapa Island Drive roundabout. CSUCI Facility Services determined it was not under their jurisdiction. Southern California Edison (SCE) has removed the meter and is scheduled to remove the remaining equipment. The Somis Street “No Parking Anytime” project has been completed, including the painting of 40 feet of red curb along the south side of Rincon Drive north of the Town Center. The total cost was \$3,365.07. Foliage on the west side of Camarillo Street, from the vehicular bridge to Lewis Road, has been cut back. The fall tree trimming was completed on November 14 for \$46,520. Remaining funds were allocated to clearance and contingency. Emergency removals due to heavy rains and strong winds beginning December 23 increased costs and pushed total spending beyond the \$60,000 budget. Townhouse gutter

cleaning and remaining patio work were completed. The total cost was under the \$9,000 budget. A reimbursement request was submitted for a proposed surface drain at Frenchie's Cove, which is not reflected in the original construction documents. CSUCI clarification is pending. Phase 2 of the Townhouse Landscape Refurbishing Project includes the removal of 69 trees identified as hazardous or noncompliant with state requirements. Total cost exceeds the budget, and the overage is under review. Gothic Landscape presented an initial plant palette for University Glen. The palette is available to Homeowners' Advisory Council members and the community for Phase 2 consideration. SeaBreeze Management is coordinating with CSUCI Facilities Services to obtain approval of the Homeowners' Advisory Council recommended fence and gate design (6' horizontal aluminum rails, black matte finish). Vendor pricing is being obtained, and mock-ups are planned pending approval. A revised common area map has been requested to clarify maintenance responsibilities. A re-piping project in the 200 block of Smugglers Cove has been completed to address slab leaks, covered under the reserves budget. Two water main leaks were identified in the parkway at 249 Smugglers Cove and near 317 Frys Harbor. Temporary repairs have been made, and permanent repairs are pending coordination by CSUCI Facilities Services and an independent contractor. The Town Center is expected to include a coffee shop opening by the third quarter (Q3) of the year.

Adjourned at 4:42 PM