

This HAC meeting will be held in person in the Town Center Community Room. Live stream will be available on Zoom. Real-time questions via Zoom will not be available. Persons wishing to make public comments may sign up in advance through email to jacob.friesen@seabreezemgmt.com or before the meeting in the Community Room. A written submission of comments is optional but assists the HAC in maintaining a complete record and facilitates a response.

**UNIVERSITY GLEN -- HOMEOWNERS' ADVISORY COUNCIL (HAC)
THURSDAY, JANUARY 16, 2025
GENERAL SESSION 6:00 PM**

Join Zoom Meeting
<https://csuci.zoom.us/j/85352696247>

Meeting Minutes are offered below in BLUE.

I. Call to Order. The meeting was called to order at 6:05 PM

II. Roll Call. Mary Kennedy, present
Dillon Tull, present
Madison Litton, present
Gabrielle Powell, present
Sandy Boyd, present

There was a quorum.

III. Approval of Meeting Minutes. There was no opposition from the HAC members to approving the HAC members the meeting minutes from the meeting of December 19, 2024, and approving the deferred meeting minutes from November 20, 2024. (Gabrielle Powell stated she did not attend the December HAC meeting, therefore would not vote on acceptance of the meeting minutes.) The meeting minutes were Approved for both November 20, 2024, and December 19, 2024.

IV. Public Comments. *(This is for public comments for items not already listed on the agenda. Commenters will have up to 3 minutes to address the HAC. The Chair may provide a brief response and/or direct the issue to the appropriate individual for response.)*
Kevin Lorch, a single-family homeowner, asked "some questions" about the fire hardening of structures/homes spoke with concern about the fire requirements which direct replacement fencing to be construction of a non-combustible material within 5-feet of any structure. He further stated that with the Zero-Lot Line with his neighbor, his neighbor is responsible for addressing the 5-foot non-combustible material requirement for his SFH, not the owner. This is a strong concern of his. He was seeking direction from the Site Authority/Management/HAC as to what materials are acceptable for use in UGlen for the replacement fencing which is non-combustible. Lorch further mentioned he is fire hardening his home and is concerned that the entire UGlen is not being enticed to fire harden their homes as well. The ability and cost to purchase insurance is also a big concern.
Jake Friesen mentioned that about six months ago a single-family homeowner in UGlen had a similar concern. He put in a PIA which included the fence design using metal members in a horizontal configuration. Back in March 2024, the HAC approved the installation of horizontal members for replacement fencing from an aesthetic standpoint. The UGlen CA Property Management office forwarded this design to CSCUI Facility Services for direction on this fencing design. The fence height and gates are the same as the existing wood fences and the fence is to painted the trim color used on the home on that specific plot. Friesen offered to send Lorch a copy of that plan.
Lorch asked for a list of acceptable non-combustible materials which could be used in UGlen.

Friesen responded that the list includes tempered masonry, glass, stucco, expanded perforated metal and wrought iron. The process is to submit a proposal to the HAC through the PIA process including that the finish would be painted the trim color per the established UGlen color schemes.

John Lazarus stated that contractually each SFH owner has a contract which defines the commonly maintained items. To discuss having the SFH homeowners all to agree on a project to install non-combustible fencing may require renegotiating each owners ground sublease and that does not seem like a practical way to move forward.

Gabrielle Powell stated the townhouse owners are on the same page as the SFH owners with regard to moving trees within 5-foot of structures and investigating non-combustible fencing options for TH trash enclosures and patio fences.

Lazarus mentioned that about 1 1/2 years ago Ventura County Fire Department/CalFire was going to have some fire hardening items which could become enforceable. So, if the Fire Marshall says it needs to be done, that's the end of it. He stated further that there are some materials such as Trex board material and vinyl materials with the Fire Marshall said are considered combustible.

Lorch concluded by saying he didn't need his house to burn down before knowing this should get done.

Mary Kennedy offered that HAC's wheelhouse is the aesthetics of a design of replacement fencing and there is not a person here that does not appreciate what you are saying.

V. Monthly Reports.

A. County Supervisor Lopez or representative

No Representative from the County Supervisor's office was present.

B. Public Safety Report (Lieutenant Brownfield--CSUCI Police representative)

Lieutenant Brownfield reported that per the Eblast which management sent out on December 26, 2024, we had what we believe to be teenagers or maybe early 20s steal a couple of golf carts. When the golf carts were located, one was damaged sufficiently so that it will be considered a total loss. The Police Department is trying to identify the individual associated with this theft and subsequent damage to these golf carts. If anyone can identify the suspects in the photo, please contact the CSUCI PD.

Brownfield reported that as of January 1, 2025, there is a new law stating vehicles can no longer park within 20-feet of a Stop sign, as you approach the Stop sign. This 20-foot length of curb is to be painted RED. This is to improve the visibility between drivers and pedestrians. The Police Department is working with the Site Authority to identify these locations and is working to have these curbs painted to become compliant as soon as possible.

The Police Department has been working very hard on the parking situation in UGlen and Anacapa Canyon. There have been some challenges with the existing parking permit system. Brownfield that the Police Department is not doing any parking permit enforcement until this parking situation gets squared away. The parking patrols continue to enforce vehicles parked for over 72 hours in one place, parking in a Red Zone, double parking, oversized vehicles, etc. 72-hour Orange Temporary Parking Passes continue to be required for oversized vehicles. This parking directive is effective as of January 16, 2025. Chief Massey is planning to send out a notification of this parking enforcement change.

Kennedy raised the concern about seeing around the curve on Rincon Drive during school hours when there are cars parked on both sides of the road and the parked cars make the roadway very narrow. She asked does the PD keeps track of the number of collisions in UGlen/CSUCI? She was curious as if there was what appeared to be a recent hit-and-run incident in UGlen that showed up on social media.

C. Site Authority staff representative (John Lazarus)

John Lazarus stated he is still hopeful someone will come forward who is interested in performing on an open mic night in the Town Center Courtyard as the weather gets warmer. He reports good news about cell service in UGlen/Anacapa Canyon. They are installing 6 cellphone boosters on the roof of Vintage Apartment's elevator shaft roof. These boosters are

being installed by AT&T. The good news is that if you have AT&T as your carrier, you will have better service when you are in the vicinity of Vintage Apartments. For those who do not use AT&T however, 911 Service will be transmitted through AT&T. They will also be installing an antenna which extends 77 to 80 feet above the roof line. Coverage anticipated to be provided for all of Anacapa Canyon and the portion of UGlen north of the vehicular bridge at Long Grande Canyon Creek. The antenna is anticipated to be installed during the next couple of months.

Lazarus reiterated the information about the parking work and parking permit enforcement rolled out by the CSUCI Police Department.

Lazarus highlighted that the University Glen Common Area Property Manager will be submitting the initial Common Area Maintenance Budget for FY 2025-2026 by February 1, 2025. There are a couple of items related to fire which will be impacting the FY 2025-2026 budget. Lazarus has already reached out to the insurance carriers for the UGlen Townhouses and are being conservative in estimating the projected premiums for FY 2025-2026. Also, Friesen has reached out to CalFire to determine the fire requirements which are in effect at the present and with which UGlen needs to be in compliance.

Lazarus appreciated the discussion during the Public Comments portion of this meeting regarding fire hardening of structures. And we are trying to get clarity regarding the requirements as of this time. He mentioned specifically the screen material for the vent holes leading to the attics of homes. We are working to gain clarity from CalFire and VCFD.

Lazarus mentioned the townhouse owners specifically because the structures of the townhouses are maintained in common.

The work on the overflow basin behind the community park is ongoing. The Environmental Report is wrapping up he reported. When work begins access to the site is anticipated to be by way of a dirt road off of Potero.

Powell brought forward that there was a townhouse which had black streaks on the stucco surface. Powell stated that this is clearly per the GSL the responsibility of the SA/Townhouse management to address. Lazarus agreed that the responsibility lies with the SA through the ground sublease. However, he stated what if everyone came to the UGlen manager and wanted their stucco painted. We would run through cash very quickly. What do the members of the HAC want the SA to do? Powell responded, saying the HAC does not make financial decisions the SA is responsible for financial decisions. Friesen interjected that this particular streaking issue has been address in the past 8 years on one other occasion. Interestingly the effected townhouse is the same floor plan a block away from the townhouse presently being discussed. At that time our vendor tried to pressure wash the black streaks off the stuff to no avail. This is similar to the present townhouse situation. This office based on past experience requested a proposal from our handyman. A quote of \$600.00 was given. This seems to be inline with the fact the handyman needs to purchase the paint, secure and work a ladder to the second-floor height, and apply two coats of paint (or more to cover the streaking.) The question was offered as to “does it need to be done by our handyman”. Friesen replied that to work on site Seabreeze requires an application to our vendor verification system, VIVE, which assured the vendor has all their insurance requires current go work on the property. Our handyman works through an approved vendor which has the property insurance and is in the Seabreeze billing system. It costs vendors \$100/year to stay current in Seabreeze’s vendor verification/billing system. Lazarus offered that the agreement with Seabreeze that if the anticipated expenditure is \$4,000 or more, Seabreeze is to procure three bids. This makes sure the vendor’s quote is reasonable.

Kennedy returned to the discussion about the fires. The question is, are the fire hydrants in UGlen tested for pressure regularly? By whom? Also, are there electrical pumps which have a backup power source needed to provide water to UGlen. If so, are they checked regularly? By whom? Kennedy’s question is really for Maggie Tougass with CSUCI Emergency Preparedness.

Lazarus responded, saying there are electric pumps which assist in providing water to the water tanks on the hill (UGlen) which provide water by gravity to the community including the fire hydrants. He related that the Fire Marshall commented on a recent site visit to the water tanks on the hill that if there was a fire there was enough water to put up a heck of a fight. The water tanks on the hill provide pressurized water to UGlen, Anacapa Canyon, and the University.

Kennedy mentioned that at a recent Community Advisory Group (CAG) meeting you mentioned meal tickets are available for meals at Island's Café over at the University. She thought she remembered that people in the community are being permitted to buy 21-swipes for \$190.00. Lazarus replied that Island's Café may be the best deal in the county, \$7.50 for breakfast, \$9.50 for lunch, and +/- \$11.00 for dinner. The try before you buy deal would be 3 swipes for \$20.00. This deal is being pitched to the commuter students who already have a parking pass. Lazarus reported they have 5 to 8 residents from Vintage Apartments who come down to Island's Café every day. Friesen suggested getting a flyer to be sent out to the community. Boyd asked if he had looked into a delivery distribution mechanism for food from Islands Café? Lazarus replied that he had looked into a delivery system, and he did not think it was workable.

D. UGlen Common Area Property Manager (Jake Friesen)

Jake Friesen As we are all affected by the continuing fire season, Seabreeze Management Company transmitted information from ComPsych offering a list of services available to those affected by the fires.

The two new treadmills were delivered and installed in the Town Center Fitness Center on Monday, January 13th.

The 40-yard dumpster for the disposal/chipping of Christmas Trees will be removed after Friday, January 17th.

Red Curbs 20-feet from crosswalk required as vehicles approach as Stop sign as of January 1, 2025. UGlen Management office is working to complete this work ASAP.

Discussion of Fire Requirement from Ventura County Fire Department:

Conversation about the requirements set forth by VCFD Standard 515 for Defensible Space and Guideline 421 Replacement Fencing.

Discussed line items in the FY 2025-2026 Budget

Termites

Repiping of townhouse due to slab leaks.

Landscape Refurbishing Project Phase 2.

E. Community Advisory Group (CAG) (Mary Kennedy, HAC Representative)

F. Budget Advisory Group (BAG) (Sandy Boyd, Dillion Tull, and Lori Knudsen)

VI. **HAC Standing Subcommittee Reports** -- Written reports are requested to assist the HAC maintaining a complete record...

A. Garden Committee (Carolyn Phillips, Chair) No committee member present to present a report.

B. Landscape Committee (Creation) Defer discussion.

C. Reserve Management Committee (Creation) Defer discussion.

VII. **New Business.**

VIII. **Next HAC Meeting Date.**

The next HAC is scheduled for Thursday, February 20, 2025, at 6:00 PM

IX. Adjournment

The meeting was adjourned at 7:48 PM.

To attend the meeting virtually, join using the Zoom link.
For technical assistance before and during the meeting, please contact Jacob Friesen 805-402-1584 or
jacob.friesen@seabreezemgmt.com