

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@seabreezeemgmt.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)
MONDAY, NOVEMBER 20, 2024
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.** Meeting called to order at 6:21 PM.
- II. **Roll Call.** Boyd, Kennedy, Litton, Powell, & Tull. All the members were present.
- III. **Approval of Meeting Minutes** Kennedy asked if there were any objections to the Meeting Minutes of October. Kennedy asked if there were any objections to the Meeting Minutes for the HAC meeting on October 20, 2024. There were no objections to the meeting minutes from the HAC meeting of October 20, 2024. The meeting minutes were accepted.
- 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.)*
Tom Bokhart: Bokhart reported that a plumber stated when he had a pressure regulator installed on his water supply line that the water pressure coming into his townhouse is 50 psi, and that is what the plumber set his water pressure regulator at. The plumber stated that normally the water pressure should be 60 psi serving the townhouse.
- V. **Monthly Reports.**
 - A. County Supervisor Lopez or representative
Angel Garcia, Office of Supervisor Vianey Lopez Fifth District (Executive Aide II).
Garcia provided updates regarding the Mountain Fire. Garcia recommends going to the website www.venturarecountyrecovery.org. There is a local assistance center for recovery and resource information. Hours from 9:00 AM to 7:00 PM Monday through Saturday. Bilingual staff are available. There are representatives from the state legislative offices as some people are reporting difficulties with insurance companies. This representative acts as a liaison between the state commissioner's office and insurance companies.
The Ventura County Board of Supervisors will be having a special meeting Friday, November 22nd at 3:00 PM to discuss debris removal because of the Mountain Fire. The Board will consider an Emergency Ordinance assist with the removal of debris, some of which may be considered toxic. Two Board of Supervisors are left in 2024. There are renovations being done in the Board of Supervisors' chambers, so those meetings will be off site. The first meeting in December will be in Simi Valley and the second meeting will be held at the Ventura County office of Education.
Concern about the power pole on Laguna Road. This road is a County Road. Angel will be looking into any mitigation actions which can be made and will report back to the community.
Sandy Boyd, expressed appreciation to Vianey Lopez's office and Angel specifically for attending the University Glen's monthly community (HAC) meeting.

B. Public Safety Report (CSUCI Police representative)

Chief Drake Massey reported that between November 1 and November 3 a hit and run of a parked vehicle in Cathedral Cove area was reported. This is being investigated as a misdemeanor hit-and-run.

On November 4, an officer contacted a couple of suspicious people in a vehicle at San Miguel Drive and Fraser Point in Anacapa Canyon. As a result, both individuals were arrested on drug charges. The individuals were not from this community.

On November 18th, a pedestrian was at the roundabout on Rincon Drive and Anacapa Island Drive. The victim was transferred to the hospital with non-life-threatening injuries.

Massey reported the department received a total of 54 calls in the East Campus (University Glen & Anacapa Canyon) over the past 30 days. 33 in the area of Anacapa Canyon and 21 in UGlen.

In the evening of Thursday, November 14th a fire of hay bales was reported west of Potrero Road near the campus. Fire personnel extinguished that fire. A second fire was the next morning about a mile south of the first fire in a canyon. Both fires were visible from the campus.

Chief Massey reiterated the importance of signing up with CI Alerts through the CSUCI Police Department.

J Friesen mentioned that he received an email on November 20th from an owner who is out of town and the person watching their home reported seeing individuals taking pictures of the house they were watching. Massey was aware of the situation but did not have any further information to communicate about this report.

Simhan Mandyam asked how often the fire hydrants in UGlen are tested. J. Lazarus answered that the fire hydrants are "flushed" annually by CSCUI Facility Services to meet the Fire Marshall's requirements. CSUCI Facility Services maintains the records for fire hydrant flushing.

G. Powell asked Chief Massey whether the police department was going to sponsor a RAD class. About a month ago there was a RAD (Rape Aggression Defense System) class where only 2 people showed up and there are 4 instructors. There appears to be interest initially, but the actual attendance wains. Powell requested the CSUCI Police investigate having another RAD class after the students return in January 2025.

C. Site Authority staff representative (John Lazarus)

John Lazarus acknowledged that the HAC conducted a survey to determine if now the homeowners do not want to have water meters installed in UGlen. The results of the survey showed 89% of the respondents did not wish to pursue installation of water meters in UGlen. As a result, Site Authority Staff will recommend to the Site Authority Board that the project to install water meters in UGlen be halted.

Lazarus reported efforts to standardize Exhibit C of the ground sublease continue. To date there was a meeting on October 21st, a mailing on October 24th, and a meeting on November 12th. A mailing on an update to the FAQs on the website on November 19th. He reported the response rate has been low.

CSUCI PD has ways to pressure cellphone companies to improve coverage if it is life safety matter. PD did this for the Anacapa Canyon community. there was a meeting with KWMF, CI-PD and the Anacapa Canyon Management Companies the week of November 11th. The result is cellphone boosters will be installed on the roof of the "Vintage" apartments initially. Those boosters will be replaced with a cellphone antenna. Spillover from the antenna is anticipated to affect the north side of University Glen and the community at large.

Lazarus repeated the call for individuals who would be interested in playing at an open mic night in the Town Center Courtyard. This event has the support of the Site Authority and KWMF. (G. Powell suggested that due to the cool temperature the open mic night will not happen until the spring.)

Lazarus concluded by reporting the overflow basin work on the east side of the Community Park continues to be on track by the end of calendar year 2025.

HAC Chair Kennedy noted that Roxanne Biegel-Coryell has left the University.

It was reported that solar benches have been installed at the University. Further information about how many and their locations is anticipated to be forthcoming. Lazarus reported he does not have accurate information to offer at this time. Lazarus reported he shared the contact information about "Blue Bolt," the bench supplier with HAC members. Lazarus said he would be supportive of procuring benches for UGlen and would assist as he is able to make that happen. S. Boyd suggested that when projects like the solar benches which the entire West and East Campus could benefit from the West Campus broaden their perspective and include East Campus as a partner in those projects.

D. UGlen Common Area Property Manager (Jake Friesen)

Jake Friesen offered that Beginning November 1, 2024, the natural gas heaters at the Hillcrest Pool/Spa were turned "OFF" for the winter season. The heaters will be turned back "ON" on April 1, 2025. The Townside Pool/Spa and Anacapa Pool/Spa continue to be available for the enjoyment of community members.

The replacement sidewalks associated with the annual trip hazard project were completed during the week of November 4th.

This additional 100-foot brush clearance along Long Grande Canyon Creek was recommended to proceed during the BAG meeting October 29th meeting. The work is scheduled to be completed before Thanksgiving.

Regarding the non-combustible fencing at single-family homes, The UGlen Office received feedback from CSUCI Facility Services that steel plank horizontal fencing painted to match the existing trim/garage doors is acceptable for installation in UGlen. A sketch of an acceptable design is available. The sketch details a horizontal 2x6 square steel/metal bar design for replacement fencing.

The BAG selected Complex Solutions to complete the new Level 2 reserve studies for the Common Areas, Single-Family Homes, and Townhouses. Complex Solutions personnel were on site Monday, November 18th to collect data which will be presented and begin to be reviewed at the BAG meeting scheduled for Tuesday, November 26th. The turn-around time for Complex Solutions to complete their Reserve Studies is in a 5-week timeframe. This results in a due date of Tuesday, December 10th.

Financials Report for October 2024: Friesen presented a spreadsheet delineating the financial status of the Current Period as having a negative variance of (\$27,399.28). The Year-to-Date status shows a positive variance of \$269,359.09.

Also, he presented with the quarterly statement for fiscal year 2024-2025 for the reserves shows the monthly reserve contribution for July, August, September of \$46,775.91 (for each of 3 months) with the expenses listed coming from the Common Area and Townhouse Reserves. The overall balance for the UGlen reserves is \$108,837.37. The amount of \$108,837.37 was transferred from Seabreeze to the University on November 15, 2024.

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

M. Kennedy reported they (CAG members) do not have any meeting minutes for the most recent CAG meeting.

However, the "hot" issues continue to be

- the parking in UGlen. It is acknowledged that the police patrolling for parking violations has been relaxed on the weekends from 5:00 PM on Fridays to 8:00 AM on Mondays.

- Discussion about the rewrite of the BAG Charter remains incomplete.

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

S. Boyd reiterated the costs associated with the additional 100-foot brush clearance will be divided 85% or \$6,794.00 paid by the Site Authority and 15% or \$1,991.10 paid by UGlen landscape operating funds.

Boyd pointed out that with the opening of Anacapa Canyon's pool we have turned off the gas heater to the Hillcrest Pool and Spa to reduce UGlen's monthly natural gas bill. The heaters will be turned on again on April 1, 2025. The Townside Pool/Spa will remain open during the winter months.

Boyd suggested a community committee review the Level 2 reserve studies be formed which includes both townhouse owners and single-family homeowners. If owners which have both practical and financial interest/expertise are interested in participating, email the HAC.

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

A. Garden Committee (Carolyn Phillips, Chair)

The chair of the garden committee was not in attendance, but G. Powell reported everything was fine.

B. Landscape Committee (Creation)

Discussion was tabled.

C. Reserve Management Committee (Creation)

Boyd discussed the proposed Reserve Management Committee during her report on the BAG meeting in October.

VII. **New Business.**

- A. M Kennedy proposed having a holiday cookie exchange again this year. She suggested the cookie exchange would be a community wide event which would include members of the Anacapa Canyon community. Kennedy will c

VIII. **Next Meeting Date**

- A. Chair Kennedy offered the date of December 19, 2024, at 6:00 PM for the next HAC meeting. As there was no alternative date offered, December 19th at 6:00 PM was declared the date for the next HAC meeting.

IX. **Adjournment**

- A. As there were no additional items to discuss, the November HAC meeting was adjourned at 7:43 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