

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, FEBRUARY 20, 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 6:07 PM

II. Roll Call. Mary Kennedy, present
Dillon Tull, present
Madison Litton, present
Gabrielle Powell, present
Sandy Boyd, arrived at 6:20 pm

There was a quorum.

III. Approval of Meeting Minutes.

A hard copy of the meeting minutes for the January 16, 2025, meeting were delivered to the members of the HAC at the February 20th HAC meeting. The members will review the meeting minutes and discuss the meeting minutes at the March HAC meeting,
The meeting minutes for the November 2024 HAC meeting were accepted as there being no objections.

IV. Public Comments.

There were no public comments offered.

V. Monthly Reports.

A. County Supervisor Lopez or representative

Angel Garcia with Ventura County Board of Supervisors District 5 Representative Vianey Lopez mentioned there will be VC Board of Supervisors meeting on Tuesday, February 25th, He also mentioned there will be a meeting of the Site Authority Board on March 10th at 6:00 PM in the John Spoor Broome Library on campus. He mentioned that Supervisor Lopez is working to have a community event for the University Glen and Anacapa Canyon communities as our representative.

B. Public Safety Report (Sergeant Rosas--CSUCI Police representative)

Sergeant Rosas reported that on 1/23/25- Officers responded to a report of a brush fire in the area of Old Hueneme and Potrero Rd which resulted in the closure of campus and evacuation orders given to our community. For additional information regarding this matter, Chief Drake Massey will host a town hall meeting on March 6th at 6pm at the town center community room to discuss the fire and will be available for questions.

Tom Bokhart offered that during the recent evacuation there seemed to be a backup of traffic at the intersection of Camarillo Street and Lewis. As Lewis Road is the responsibility of the County, it seems the County needs to be at the table regarding traffic control onto Lewis Road

from Camarillo Street. Rosas suggested Bokhart attend the town hall meeting on March 6th and poise his questions directly to Chief Massey.

Tom Bokhart asked Rosas if she knew anything about the recently reported mountain lion incident near the Dunkin Donuts on Arneil Road in Camarillo. Rosas replied that she was not aware of the incident. Someone suggested further information about this incident may be available for the State Office of Fish and Wildlife.

Sergeant Rosas reported that on 2/2/25- Officers responded to the 100 block of cathedral cove reference to a report of a battery between a resident and an Uber Eats driver. Officers contacted all the parties involved, they conducted the investigation and completed the crime report without further incident.

Sergeant Rosas reported that in accordance with Assembly Bill 413, red curb painting has started for sunlight as discussed in last month's HAC meeting. This prohibits parking, stopping or standing a vehicle within 20 feet of the sidewalk.

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 installed 6 cellphone boosters at the Vintage Apartments. 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.

He reported there was a demonstration of a technological solution to the parking issues in the community, particularly in the Anacapa Canyon Property. The technological solution has the ability to read license plates. This would facilitate the ability for individuals to secure a permit by registering the license plate number of a visitor, workmen, etc. This type of permit would automatically be revoked after a set time which would be agreed upon. Discussion included the possibility of striping the entire neighborhood to encourage efficient use of the parking spaces throughout the communities.

Lazarus also mentioned the upcoming Town Hall on March 6th in the community room to discuss the recent evacuation with Chief Massey and Emergency Preparedness Supervisor Tougas.

Lazarus mentioned that the median home price for a home in Camarillo was \$894,708. While the average price for a University Glen Home, sold in 2025 was \$506,775.

Mary Kennedy followed that statement by asking Lazarus whether he has information about the average tax burden in Camarillo vs University Glen.

Lazarus replied he did not.

M. Kennedy offered that during a recent meeting, it was brought forward that there was a group on campus who was working with KWMF discussing the subject of parks in our area. The park area we are talking about is towards Lewis in the area of the "scary dairy". The discussion may include developing walking trails, bike paths, etc.

Lazarus replied that the Site Authority does not oversee that area. However, he did mention there was discussion of a cross-country trail in the overall area, which is something he does oversee. His recollection is those discussions were with a local non-profit running club for a running trail, like a 5K course.

Kennedy stated that if the University is in conversation with KWMF about items which affect University Glen, the members of the UGlen community would like to be included at the table.

Lazarus went on to explain the areas in the Town Center which he oversees including American Pie Company and the Bookstore.

Gabrielle Powell asked Lazarus why the information she requested was denied.

Lazarus referred Powell to the Public Records Request process to address her questions. Powell responded that she had no further questions for Lazarus. The time is 6:25 PM.

D. UGlen Common Area Property Manager's Report (Jake Friesen)

Jake Friesen reported the initial FY 2025-2026 UGlen Common Area Maintenance Budget submitted to Site Authority/CSUCI on January 31, 2025. Work continues on how to responsibly address TH reserves shortfall.

From January 2025, during a recent meeting about parking in the East Campus Chief Massey offered that CSCUI PD is working to map out the locations/intersections where the 50-foot red painted curbs need to be painted to comply with the law which went into effect on January 1, 2025.

Friesen reported the UGlen Manager met with Chief Massey and Officer Inglis on February 6th to put eyes on the curbs needing to be painted.

The UGlen CA Property Management Office received a price from \$2,850.00 for 314 lineal feet of red curb, \$9.00/foot from Vega Cleaning and Handyman Service. We moved to complete this work.

Friesen reported that the UGlen CA Property Management office received an email from Larry Williams, the Ventura County Fire Prevention Supervisor about standards (515-Defensible Space) and guidelines (412 non-combustible fencing within 5-feet of structures) which are in effect going forward from January 24, 2026, in University Glen.

On February 13, 2025, on the 300-block of Smugglers Cove, a water/mold issue in the downstairs bathroom. The issue is current and is being addressed. An insurance is being submitted.

Upcoming Event: Flyer for evacuation fire safety Town Hall Meeting March 6th at 6:00 PM was sent out to the community.

Updated: The water main issue on Santa Cruz Island Court reported on February 3rd.

Repaired completed through CSUCI Facility Services on Wednesday, February 19th.

Internal Disciplinary Review. For issues between neighbors in the community, there is a process called the Internal Disciplinary Review (IDR) which is available for members of the community to use to address disputes between owners. The form is available at the common area management office.

SCE Streetlight work orders: Four work orders have been submitted to SCE to replace burned out streetlight bulbs.

Security FOB issues at the Townside pool/spa. The backside of the computer program controlling the Fobs has been fixed following the SCE scheduled outage on Feb 12th. Acme security on site tomorrow or at the latest Monday Feb 24th. These FOBs have not worked since SCE scheduled power outage on Feb 12th.

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

Mary Kennedy referenced the comments made by John Lazarus earlier in this HAC meeting regarding the discussions during the CAG meeting on Thursday, January 30th.

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

February 2025 Budget Advisory Group (BAG) Meeting was held on Tuesday, February 18, 2025. Five people were in attendance. Sandy Boyd, Nicholas Davidson (KWMF), John Lazarus, Tonja Anial (Mission Hills), and Taylor Pani (KWMF).

Update on the Asphalt Project Contract/Schedule regarding proposal from Asphalt Consulting Services for completing RFP/Bid Process (\$6,300.00) and Site Supervision during application of seal coat (\$33,000.00). Completed by end of fiscal year 2024-2025, June 30, 2025.

BAG Charter—Update on status of revisions to charter. Nothing to report.

[FY 2024-2025 UGlen Common Area Budget](#) sent to CSUCI Site Authority January 31, 2025.
The format of the FY 2025-2026 Common Area Budget was revised to align with Seabreeze Property Management's accounting report layout.
Discussion of Common Area Items where interests of UGlen and Anacapa Canyon overlap. i.e., maintenance of asphalt on Channel Islands Drive.
[Reserve Consultants—Update for Common Areas](#) **Common Area Reserves – Level 2 Reserve Study** (UPDATED January 28, 2025).
[Water/Sewer Infrastructure](#)--Discussion of the financial aspects of the management of our Water/Sewer Infrastructure.
[List of Projects for inclusion in FY 2025-2026 Budget \(Common Area Projects\)](#) was UPDATED.
Discussion of Phase 2 Landscape Refurbishing—Parkview Apartments (Continued discussion.)
[UGlen and Anacapa Canyon Shared Expenses](#) Discuss landscaping scope along Channel Island Drive between 2000-block CI Drive & Camarillo Street.

- 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.**
- A. The following are the upcoming dates of meetings of interest to the UGlen Community.
 - Community Advisory Group Meeting, Thursday, February 27th at 4:00 PM
 - Site Authority Board Meeting, Monday, March 10th at 6:00 PM
- VIII. **Next HAC Meeting Date.**
The next HAC is scheduled for Thursday, April 27, 2025, at 6:00 PM
- IX. **Adjournment**
The meeting was adjourned at 7:36 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