

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, MARCH 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 6:05 PM
- II. **Roll Call.** Mary Kennedy, present
Dillon Tull, present
Madison Litton, present
Gabrielle Powell, present

There was a quorum.
Sandy Boyd, absent
- III. **Approval of Meeting Minutes.** There was no opposition from the HAC members to approving the HAC members the meeting minutes the meeting of February 2025. The meeting minutes were Approved.
- 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.)*

There were no Public Comments offered.

- V. **Monthly Reports.**
 - A. County Supervisor Lopez or representative
Initially there was no Representative from the County Supervisor's office present. Angel Garcia did arrive during the meeting and informed the HAC members there was a Board of Supervisors meeting on Tuesday, March 18th, and the general housing plan for Ventura County was discussed. He reported there was good news in the progress with the plan to provide housing in Ventura County. This includes progress regarding the number of units which are being built between 2021 and 2029 for the county to receive state funds. In unincorporated areas of Ventura County approximately 1200 affordable housing units are to be built. Criteria such as resident's income are taken into consideration in determining the homes to be built. To date, the county has met 84% of the state's requested number of affordable housing units to be built. Garcia reported that in 2024 alone approximately 1000 units were built, of which Anacapa Canyon which is on state land is included in that total. Garcia shared that Supervisor Lopez now has a newsletter available. Residents can subscribe to the newsletter on her website. Garcia encouraged the attendees to contact Supervisor Lopez's office if they have any concerns.
Mary Kennedy mentioned the fact that Camarillo Street coming into University Glen is not on the County's Road maps. Is the something the Supervisor can do to assure the emergency service coming to assist own community know how to access UGlen?

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

Sergeant Rosas reported that during the reporting period, officers responded to a total of 8 calls reference welfare checks or emotionally disturbed individuals in the University Glen and Anacapa Canyon residential communities.

On 3/5/25- Officers assisted two residents of Anacapa Canyon development regarding an ongoing civil dispute. Parties were contacted multiple times during the reporting period, there was no crime and information was provided.

On 3/5/25- Officers arrested a resident of the 100 block of Santa Rosa Island on an outstanding misdemeanor warrant out of Los Angeles. Subject cited was released on a new court date.

On 3/16/25 a resident of Anacapa Canyon development reported that his identity was being used without his permission. Officers took a courtesy report and forwarded the information to the police department with authority where the information is being used.

C. Site Authority staff representative (John Lazarus)

John Lazarus provided an update on Governance and the Site Authority Board is scheduling a Retreat for the Fall of 2025 and Governance is on the list of items discussed.

Update on FY 25/26 Draft UGCAM Budget for SFH/TH. It is important to emphasize that this is a DRAFT budget. As added information comes in, it will continue to be refined. The initial draft Budget was created by the Property Manager and shared with the Budget Advisory Group (BAG) on 1/31/25 and there has been robust engagement with the various community groups and property owners continually since then and that will continue. The Single-Family Budget shows a 3.64% increase from \$313.10 to \$324.91 and Single-Family Reserves are well funded at 90%. The Townhome Budget has fixed increases of \$37.11 adding to the current \$532.77 resulting in a minimum of \$569.88 for next year and Townhome Reserves are funded at 42%. The HAC will be surveying homeowners to get input on how they would like to proceed with 3 variable items that may increase this.

We are still looking for anyone interested in playing a sort of "Open Mic" in Town Center Courtyard on weekend nights.

Work to clear out the Overflow Basin on the east side of UGlen park continues with it expected to be completed in 2025.

Dylan Tull asked Lazarus about the letter the single-family homeowners received from the Site Authority requiring SFH owners to provide a certificate of insurance which included listing the CSUCI Site Authority as an additional insured. Lazarus stated that SFH are directed to call/email him directly with any issues with the length of listing of the additional insured or other concerns and he will work to "get to the bottom of it."

D. UGlen Common Area Property Manager (Jake Friesen)

Jake Friesen reported there is a Food Truck Night scheduled for Sunday, March 30th from 4:00-7:30 PM in front of the Mission Hills Leasing Office on Rincon Drive. We would like to thank Sasha Strunk for setting up this event.

As of April 1, 2025, the heaters at the Hillcrest Pool/Spa the heaters are scheduled to be turned back "ON". In preparation for that Better Pools is draining the pool and refilling the pool to assure the water will hold the chemicals for the coming summer season. The community's janitorial vendor is cleaning the loungers and the upholstery of the cabanas and sofas.

After April 1st, the Townside pool is scheduled to be drained, repairs made to the plaster where the rebar is rusting through and resurfaced. The community's janitorial vendor is cleaning the loungers and the upholstery of sofas at the Townside Pool/Spa as well.

At 370 Frys Harbor Drive, the owner completed installation of the metal fence/gate at his single-family home.

The following are the upcoming dates of meeting of interest to the UGlen Community.

Community Advisory Group Meeting, Thursday, March 27th at 4:00 PM

Site Authority Board Meeting, Monday, June 9th at 11:30 AM

Gabrielle Powell asked a question whether installation of solar panels on roofs is limited to the roof above an individual owner's portion of the townhouse. Friesen responded that the building permit process would evaluate the design and acceptable extent of each solar installation on a townhouse roof. A. Garcia chimed in about the permit process for replacement structures due to wildfires and how building permits may be extended beyond the period for which the building permit was issued.

Tom Bokhart questioned what services are provided by the County/State to the community. Various examples such as the Vector Control program were discussed.

- E. Community Advisory Group (CAG) (Mary Kennedy, HAC Representative) [No additional items discussed.](#)
- F. Budget Advisory Group (BAG) (Sandy Boyd, Dillion Tull, and Lori Knudsen) [No additional items discussed.](#)

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) [Deferred discussion.](#)
- C. Reserve Management Committee (Creation) [Deferred discussion.](#)

VII. **New Business.**

VIII. **Next HAC Meeting Date.**

The next HAC is scheduled for Thursday, May 15, 2025, at 6:00 PM

IX. **Adjournment**

[The meeting was adjourned at 7:27 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