

## **UNIVERSITY GLEN COMMUNITY ADVISORY GROUP**

Tuesday, April 28, 2026

In Attendance: Troy Brown, Jake Friesen, Taylor Pani, Dae Paula Saulnier, Mark Hewitt, Mary Kennedy, Kristopher Yeager

Called to order at 4:05 PM

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

Taylor Pani reported that operations remain stable and work for the Town Center coffee shop is continuing. Jacob Friesen requested that future coffee shop surveys be shared with University Glen and other East Campus residents. Troy Brown reported that the survey will be shared once the operator completes the entitlement process and is ready to announce an opening date.

### **Homeowners Advisory Council (Mary Kennedy):**

Mary Kennedy reported that the Homeowners' Advisory Council elections are approaching, with three member positions becoming vacant. Recruitment efforts will continue to encourage additional candidates. Ms. Kennedy also reported that the Garden Committee is developing a proposal to allow Anacapa Canyon residents to participate in the community garden through an annual user fee to offset maintenance costs. The proposal remains under discussion.

### **CSUCI University Glen Representative (Mark Hewitt):**

Mark Hewitt shared an update on the proposed Zone 0 regulations, which may provide more flexibility for vegetation near homes. The proposal remains under review. It was also noted that the community room coffee station may be removed or limited when the Town Center coffee shop opens to avoid competing with the new business.

### **CSUCI Faculty Representative (Kristopher Yeager):**

Kris Yeager encouraged greater promotion of campus events to increase visitation to the Town Center. Members discussed promoting upcoming events through community communication channels and coordinating with retail tenants.

### **CSUCI Site Authority Manager (Troy Brown):**

Troy Brown reported that revisions to the Community Advisory Group governance document are underway. A draft will be shared with the committees for review and feedback before being finalized.

**UGCAM Report (Jake Friesen):**

Jake Friesen reported that the March Artisan Market was successful, and the next Artisan Market is scheduled for May 31st. Seasonal maintenance at the Hillcrest and Town Center amenities has been completed, including reopening the Hillcrest pool and spa on April 1st. Mr. Friesen stated that power outages may temporarily affect amenity FOB access systems until they are reprogrammed. A community blood drive was held on March 18th. Seabreeze Management has been authorized to develop a delinquency policy, with additional information to be provided as the policy is finalized.

It was reported that the draft 2026–27 budget has been updated to reflect Site Authority reimbursements for designated landscape maintenance and 100-foot brush clearance costs. He also reported that staff will meet with CSUCI Facilities Services to review higher-than-budgeted water and sewer expenses and refine utility projections before the budget is presented to the Site Authority Board in June.

A reimbursement request was submitted for the Frenchys Cove drainage repair. Additional drainage improvements and communication vault remediation are being evaluated, with responsibility to be determined before work proceeds.

The annual tree trimming was completed, and 100-foot brush clearance is scheduled for completion by June 1st. Landscape refurbishment and trip hazard planning continue. Several reserve-funded projects are moving forward, including townhouse fencing mock-ups, repiping, DG path repairs, painting projects, retaining wall repairs, and the phased townhouse dryer vent cleaning project.

ParkingBoss was discussed as a potential parking management system for fiscal year 2026–27. Members discussed its use at Anacapa Canyon and the benefits of electronic visitor registration.

Adjourned at 5:00 PM