

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Tuesday, May 26, 2026

In Attendance: Jake Friesen, Nicholas Davidson, Mark Hewitt, Kristopher Yeager

Called to order at 4:04 PM

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

Nicholas Davidson reported that operations remain steady. The prospective coffee shop tenant has withdrawn, and efforts will continue to build out and market the retail space to attract a new tenant.

CSUCI University Glen Representative (Mark Hewitt):

Mark Hewitt reported no updates.

CSUCI Faculty Representative (Kristopher Yeager):

Kristopher Yeager reported no updates. Commencement was noted as having proceeded successfully.

UGCAM Report (Jake Friesen):

The proposed 2026–27 operating and reserve budgets have been submitted to the Site Authority for review and are scheduled for consideration in June. The proposed budget includes an overall increase of approximately 4.5%, primarily due to higher water and sewer utility costs. Landscape maintenance between Somis and Fillmore, including tree trimming and brush clearance, was completed prior to Commencement. 100-foot brush clearance remains on schedule for completion by June 1. The next Artisan Market is scheduled for May 31 from 11:00 a.m. to 3:00 p.m. The townhouse dryer vent project is approximately halfway complete and is expected to finish in early June. Several reserve-funded projects, including townhouse fencing mock-ups, amenity and playground fence painting, and bollard painting, are underway and scheduled for completion by the end of June. Planning continues for Phase 2 of the landscape refurbishment project, with tree removals and sidewalk repairs anticipated in the first quarter of fiscal year 2026–27. Residents were reminded to use EJ Harrison's annual bulky item pickup service rather than apartment dumpsters. Seabreeze Management clarified that the asphalt maintenance for the apartment parking lots is the responsibility of the common area. Pool and spa resurfacing is included in the common area reserves budget and is planned to begin in Fall 2026. The Homeowners' Advisory Council approved updated Community Garden rules, and plot holders were asked to acknowledge the rules for the upcoming year. Members discussed the need for greater clarity regarding Community Garden use, eligibility, and cost-sharing among the East Campus communities.

Adjourned at 4:38 PM