

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, JULY 17, 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 6:04 PM.
- II. **Roll Call.** Mary Kennedy, present
Madison Litton, present
Dillon Tull, present
Megan Hickernell, present
Angela Rodriguez, present (online)
- III. **Approval of Meeting Minutes**
Former HAC member Gabrielle Powell expressed her concern that the HAC's meeting minutes for May 2025 and June 2025 as presented by management only reiterated the agenda items and did not adequately document the HAC members discussion, particularly the disagreement homeowners expressed with statements presented by representatives of the CSUCI Site Authority. Powell stated her concern that five years from now when someone is reading the HAC's meeting minutes it will appear the members of the HAC did not disagree with the statements made by the CSUCI Site Authority representative.
Mary Kennedy offered that meeting minutes do document the items on the agenda. Further that no one in the community wants to pay management to spend their time characterizing every conversation.
Manager Friesen noted that members of the HAC can offer edits to any of the HAC's meeting minutes which will be added to meeting minutes and become part of the record.
- IV. **Public Comments:**
Megan Hickenell, an owner in University Glen, suggested extending the hours of UGlen's amenities till 11:00 PM. Her suggestion included the pools/spas and the community room. (The two fitness center amenities are already open 24/7.
Gabrielle Powell repeated her objections from June and urged the HAC not to accept the June minutes as they included no discussion of her challenge to Mr. Lazarus' report. After a brief discussion, the HAC agreed that the said report would be acknowledged but not accepted.
- V. **Monthly Reports:**
Mary Kennedy offered that the monthly reports are on the agenda but are not intended to be a transcript. There was general consensus that the receipt of the reports could be acknowledged without the Council approval for the truth of the matter stated herein.
 - A. County Supervisor Lopez or her representative
There was no representative from the Supervisor's office in attendance.
 - B. Public Safety Report (CSUCI Police representative)
Lieutenant Garrett Brownfield reported there was a theft of a package at one of the Anacapa Canyon Residences.

Residents Hickernell and Powell asked Brownfield about the CSUCI Police department's policy when/if ICE agents are found to be on the campus?

Brownfield reported there was one federal agent reported to be on campus. A police officer was dispatched to verify the identification of the person. The identity of the individual was confirmed to be a federal agent. After about 15 minutes, this person left the vicinity.

The protocol is for the CSUCI Police is that an officer is to be dispatched to verify the identity of any person in question. Brownfield stated the CSUCI Police are not to assist federal agents in discharging their actions.

Hickernell stated that at CSU-Domingus Hills digital communication went out to the community with their protocol if the presence of ICE is verified to be on their campus.

Powell offered that at community colleges ICE must produce the warrant in effect and their identities. Powell asked Brownfield if ICE could use the CSUCI parking lots as a base for their operations.

Brownfield stated that the CSUCI Campus and University Glen is considered public land. And offered that the requirements stated are a rule not a law.

C. Site Authority staff representative (John Lazarus)

John Lazarus mentioned that at the June 9th Site Authority Board meeting the Ventura County Assessor made a presentation on how tax monies from University Glen are processed through the County.

CalTrust is yielding a 7-day average yield of 4.37% on our liquidity fund, and this compares to the national average yield for a one-year CD, which is 2.03% APY according to Bankrate.com. The comparison of yield on a CD product where the rate is lower and locked in. The liquidity fund has an attractive and more desirable rate as well as the liquidity - no penalties for removing it as opposed to the CD structure. The ability to invest in CalTrust is an advantage that UGlen has that an HOA does not.

Owners requested the net asset value changes be included in the clarification.

Rob Eaton with the Site Authority Board will be sending out a response to questions asked by community members with clarifications.

The Site Authority Board voted to adjust the Community Advisory Group (CAG) composition: from two CI Faculty members to one CI Faculty and one CI Staff member. This is a positive step, with further governance improvements to be discussed at the Board's fall retreat.

Surveyors are working to collect traffic data to validate the benefit of establishing a dedicated right hand turn lane on Camarillo St at Lewis Rd. This would be funded by the Site Authority. Not UGlen or Anacapa Canyon property owners.

G. Powell interjected she was concerned about the trees in that area and did not want any trees removed to accommodate this potential scheme.

Work to clear out the Overflow Basin on the east side of UGlen Park continues.

Lazarus offered that the efforts to implement Parking Boss in Anacapa Canyon are moving forward.

Lazarus repeated he is still looking for anyone interested in playing a sort of "Open Mic" in the Town Center Courtyard.

Responding to Lazarus' offer to answer questions, Hickernell offered that the communication about the Site Authority's request to add the Site Authority as an additional insured on the homeowners policy was experienced as somewhat threatening, saying the notification was the 3rd notification when in reality this was the first communication from the Site Authority she received. She was concerned about the "tone" with which the Site Authority's was communicating.

Mary Kennedy stated that the CalTrust questions presented by community members prior to the recent Site Authority Board meeting were not addressed during the Site Authority meeting and it appeared the Site Authority was "not responsive."

Powell suggested Site Authority put effort into developing a third exit out of UGlen.

D. UGlen Common Area Property Manager (Jake Friesen)

Friesen welcomed the two new members of the HAC, Angela Rodriguez, and Megan Hickernell. Friesen reported that on Sunday, June 22, 2025, the first University Glen Artisan Market was held in and around the Town Center Courtyard. The event was an enormous success. Another Artisan Market event is scheduled for Sunday, September 21st.

The beginning of the 2025-2026 fiscal year began on July 1, 2025. The monthly maintenance rent charges for SFHs are \$320.77 and for TH's \$575.03. Please check your Seabreeze account to make sure everything is up to date.

The contract with Gothic Landscape to continue the landscape maintenance contract in the annual amount of \$356,400.00 was signed. Gothic landscape is using electrical equipment is using electric mowers and plans to phase in the electric blowers and trimming equipment over the next six months.

The contract with American Heritage Landscape for the building clearance/tree trimming above 13'-6" was signed in the annual amount of \$59,250.00. We are reviewing the scope and schedule of the tree trimming with American Heritage and are working to schedule the fall portion of the trimming (70% of the contract) the week after Halloween, the week of November 3rd. The remaining 30% of the tree trimming contract will be completed in the spring.

The contract with Precision Concrete Cutting (Safe Sidewalks) was signed in the amount of \$38,359.41 to address the trip hazards at the sidewalks in UGlen. The work is scheduled to be completed during the week beginning on Monday August 4th.

The Phase 2 Landscape Refurbishing project with Gothic's proposal for the landscape refurbishing of the Parkview Apartments reviewed and by consensus agreed to be approved. The overall budget from the Common Area Reserves for the Phase 2 Landscape Refurbishing is \$175,000.00. Gothic's proposal to the Parkview Apartment landscape refurbishing work totals \$84,662.00. This is about a 50% split door-wise with the total number of doors for the townhouse Phase 2 Refurbishing. The BAG reviewed the proposal and by consensus agreed the proposal shall move forward.

Site Authority staff reports the certificates verifying the 100-brush clearance work was satisfactorily completed by June 1, 2025, have been secured. The certificates are anticipated to be posted to the community website when they receive the insurance certificates for 2025-2026.

The Townhouse Phase 2 Landscape Refurbishing project encompasses the 100-400 blocks of Channel Islands and all of Smugglers Cove. With the formation of the HAC landscape committee, our office looks forward to bringing a plan together with Gothic to implement the Townhouse portion of the Phase landscape refurbishing project. Attached are two townhouse landscape proposals to begin the conversation, one on Channel Islands and one on Smugglers cove overlooking the DG path.

Management is continuing to discuss the possible/gradual implementation of Parking Boss in University Glen. Anacapa Canyon is planning to roll out Parking Boss soon as mentioned by Mr. Lazarus.

The end of UGlen's fiscal year was June 30th. Seabreeze's accounting team is working to complete/update the end of year report. The members of the Budget Advisory Group (BAG) will be informed of the updated report by their August meeting, scheduled for August 19th.

Following the approval of the June 2025 HAC meeting minutes, we will work with Site Authority staff to upload the meeting minutes for 2024-2025 to the UGlen community website.

The Budget Advisory Group (BAG) agreed that the agendas for the 2024-2025 fiscal year will be uploaded to the community website.

Friesen offered that the Site Authority Board is meeting on Monday, September 8th at 6:00 PM. The location is being finalized.

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

Mary Kennedy stated that the items discussed at the meeting on July 24th were mentioned previously by Mr. Lazarus and Mr. Friesen.

- F. Budget Advisory Group (BAG) (Angela Rodriguez & Sandy Boyd)
[Sandi Boyd](#) stated that the month of July was a quiet time in the budgeting calendar for members for the BAG.
[Boyd](#) reported the actual premium for townhouse earthquake insurance will be significantly less than the figure which was budgeted. How to address this surplus is being discussed among the HAC's members to the BAG.
- VI. **HAC Standing Subcommittee Reports** Written reports are requested to assist the HAC maintaining a complete record...
 - A. Garden Committee (Carolyn Phillips, Chair)
[Members of the Community Garden Committee](#) who were present mentioned their concern about the lack of clearance between the back of the garden and Long Grande Canyon Creek.
 - B. Landscape Committee (Creation)
[Dillon Tull](#) made a motion to reestablish the HAC's Landscape Committee. Maddie Litton seconded the motion. The motion carried unanimously.
 - C. Reserve Management Committee (Creation) [Action deferred.](#)
- VII. **New Business.**
[None.](#)
- VIII. **Next HAC Meeting Date.**
[August 21, 2025.](#)
- IX. **Adjournment**
[Meeting adjourned at 7:39.](#)

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