

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)
MONDAY JUNE 15, 2026
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 6:06 PM

II. Roll Call. Mary Kennedy, Chair, present
Madison Litton, present
Megan Hickernell, online
Dillon Tull, present
Angela Rodriguez, absent

As there was a quorum

III. Approval of Meeting Minutes and Agenda

The Meeting Minutes for the HAC's meeting of May 15, 2026, were APPROVED.

IV. Public Comments.

Wendell Grayson, owner in University Glen, offered that he had an item which he would like to bring up when the CSUCI Police Department offers their report.

Gabrielle Powell, and owner in University Glen, offered that regarding the discussion about tree removals in the community to address 0-zone fire issues, she stated that in a "regular" fire live green trees provide a degree of protection from embers falling all the way to ground. If all the trees are removed in the 0-zone area there is little protection from embers falling to the ground where there is a lot of dry woody rosemary. Powell suggested it makes more sense financially to take out the rosemary before removing live trees. Further she recommended planting moisture rich California natives in the areas where the rosemary is removed. At that point, the design to address the 0-zone trees could move forward.

Sandi Bolger, an owner in University Glen, commented that if the rosemary is removed, she recommended choosing plants which will grow because her experience is that the same plants are being planted after they have died at the present time.

V. Monthly Reports.

- A. County Supervisor Vianey Lopez or her representative.

No one from Supervisor Lopez's office attended the meeting.

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

Lieutenant Brownfield introduced Captain Steinbrenner. Captain Steinbrenner joined the CSUCI Police Department in December 2025. She has extensive experience with the La Sheriff's Department. She will become Interim Chief of Police when Chief Massey retired on July 6, 2026.

Lieutenant Brownfield reported they are experiencing a lot of vehicle thefts. As well as thefts from vehicles and rummaging through vehicles. Most time the keys were left in the vehicle. UGlen is a very safe community. However, he wanted to remind residents to lock their vehicles and keep all valuables out of sight. Also, if you "see something, say something." If you see anything suspicious notify the department.

Captain Steinbrenner requested UGAM office send out the Police Department's notification of increased burglary flyer again.

S. Bolger asked for clarification about parking oversized vehicles (commercial trucks) in UGlen.

Brownfield stated that the whole reason for parking enforcement in University Glen is because the University does not want students to park in University Glen.

Manager Friesen requested the Police Department provide in writing the policy and dates when parking passes will be enforced in University Glen.

Wendell Grayson brought forward the safety concern about vehicles exiting the alley of the 300-block of Anacapa Island Drive on to Elephant Seal Cove due to vehicles parking on Elephant Seal Cove close to the alley. He offered would painting the curbs "RED" on either side of the alley providing adequate sightlines for vehicles turning out on to Elephant Seal Cove. This condition also exists at the 300-block of CI Drive and Landing Cove alley. As well as the 300-block of Anacapa Island Drive and Smugglers Cove alley.

Interim Chief of Police, Britta Steinbrenner, offered that this is not something we can resolve tonight. Painting curbs "RED" on a roadway requires a traffic study to be completed and an assessment of the traffic pattern for the area needs to be evaluated.

Chair Kennedy instructed Friesen to include the discussion of this traffic issue on the next CAG meeting's agenda.

The request was made for the Police Department to add this "RED" curb issue to their monthly reports.

- C. Site Authority staff representative (Troy Brown)

Mr. Brown did not participate in the meeting.

- D. UGlen Common Area Property Manager (Jake Friesen)

Community Activities since the May 18th HAC Meeting

On Saturday, May 23rd, CSUCI held two graduation ceremonies. During this time, the traffic in and out of University Glen was affected.

On Sunday, May 31st there was an Artisan Market held in the Town Center Courtyard from 11:00 AM to 3:00 PM. The event was well attended and a big success.

100-foot Brush Clearance

Gothic Landscape completed the 100-foot brush clearance around the perimeter of UGlen by June 1, 2026, as required by state law.

Budget:

The FINAL 2026-2027 Common Area Property Management Budget was sent to the Site Authority on May 21, 2026.

The Budget

2025-2026				2026-2027			
Reserves-Common Area	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67		\$136,000
Reserves-Single Family Homes				\$19.44			\$16,800
Reserves-Townhomes					\$134.30		\$122,320
Total Monthly Cost Per Unit	\$326.21	\$326.21	\$326.21	\$345.66	\$575.03		\$3,244,546

	2025-2026	2026-2027	Increase			
CAM Apts	\$259.66 per unit per month	\$284.55	\$24.89	10%	\$119,452.24	\$1,365,820
CAM SFH	\$259.66 per unit per month	\$284.55	\$24.89	10%	\$21,504.96	\$245,851
CAM TH	\$408.19 per unit per month	\$399.06	-\$9.13	-2%	\$62,711.00	\$957,744
CA Reserves 328 Apts + (14+58 TC)-400 Total	\$41.67 per unit per month	\$41.67	\$0.00	0%	\$28,000.00	\$336,000
SFH Reserves (72)	\$19.44 per unit per month	\$19.44	\$0.00	0%	\$1,400.00	\$16,811
TH Reserves (200)	\$125.17 per unit per month	\$134.30	\$9.13	7%	\$13,656.00	\$322,320
				Total		\$3,244,546

Comparison: 2025-2026 \$3,103,580.00

2026-2027 \$3,244,546.00

140,966.00

Per cent Increase 4.5% increase overall

The 2026-2027 Charges:

SFH/month: \$345.66 % increase 7.1% total operations 10% increase/reserves flat.

TH/month \$575.03 % increase 0% operations – 2%.

Mission Hills & Town Center operations charges are like SFHs.'

The plan is for the Site Authority Board to vote on the CSUCI Budget on Monday, June 22, 2026, at their meeting. Following this meeting UGlen CAPM will be mailing out letters to all owners in Universite Glen delineating the monthly charges which take effect July 1, 2026.

We are working to include the updated monthly charges on the July 2026 Monthly Statements from Seabreeze. If that doesn't happen, the SFH' August Invoice will include the amount which was not included in the July 2026 Invoice.

Projects

Townhouse Dryer Vent Cleaning Project Phase 1

Channel Islands Carpet Cleaning completed the cleaning of the dryer vents at 68-townhouses in the 100-400 blocks of CI Drive and Landing Cove by the end of the first week of June.

DG Path repairs along Channel Islands Drive near the 3000-block roundabout.

The first week of June Gothic Landscape completed the work of refurbishing approximately 250-feet of DG path along the south side of Channel Islands Drive toward Camarillo Street.

Townhouse Fencing Project--Mock-ups.

Fence Factory started their work replacing the wood trash enclosure in the mid-block townhouse in the 200-block of Smugglers Cove. Parts needed to be ordered, so the work is anticipated to be completed the week of June 22nd.

Wrought Iron Replacement

The contract for this work is executed, the deposit paid, and the installation began the week of June 8th. The work is continuing.

Common Area Amenity Wrought Iron Painting

The contract for this work is underway. The wrought iron at the Townside Pool is near completion. Leaving the Playground and the Hillcrest Pool wrought iron fencing to be completed.

Repair & Repaint Single-Family Home Retaining Walls

The contract for this work (including the trimming of the agaves against the retaining walls) was signed and the work is scheduled to begin the week of June 22nd.

Repair/Rebuild Portion of Single-Family Home Retaining wall in 300-block of Anacapa Island Drive.

This work is planned to begin in July 2026, as part of the 2026-2027 fiscal year budget.

Water Leak Issues

Remediation work at townhouse in 200-block of Smugglers Cove due to roof leak. UPDATE.

The drywall restoration work at this townhouse was completed All the invoices associated with this insurance claim have now been sent to the insurance agent.

Remediation work at townhouse in 300-block of Santa Cruz Island Court was completed, the final environmental inspection passed, and the drywall restored. The work was completed the first week of June.

Remediation work at townhouse in 200-block of Smugglers Cove due to water pipe leak. UPDATE.

Working with the owner to secure the remediation contractor and determining the work schedule.

The slab leak in the 200-block of Smugglers Cove which was discovered on May 9th was rerouted by the plumber, remediation work completed, all environmental testing efforts passed, and now UGlen CAM Management is securing pricing for the drywall restoration.

A slab leak was reported in the 100-block of Channel Islands Drive on June 9th. The plumber located the leak and rerouted flex piping about the slab leak. The initial environmental testing report is being developed. The remediation/testing/restoration work will follow.

Landscaping UPDATES

Trip Hazard trees identified with orange tape were placed by the HAC's landscape committee. UGlen CAP Management is working to develop the RFP for the removal of the 14-trees beginning after July 1st.

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

Mary Kennedy, HAC's representative to the CAG, reported there were no significant items to discuss.

- F. Budget Advisory Group (BAG) (Angela Rodriguez, Sandi Boyd).
No additional information to be added to Friesen 2026-2027 Budget Report.

VI. HAC Standing Subcommittee Reports (Written reports are requested to assist the HAC keeping a complete record.)

A. Community Garden Committee (Gabrielle Powell, Chair)

Chair Powell reported the updated garden rules were incorporated into the University Glen Community Garden Agreement. This Agreement was signed by all residents actively gardening by May 27, 2026. Hard copies of the signed agreements are available in the Property Management Office.

Chair Powell expressed appreciation for the HAC and Property Manager.

Powell reports the waitlist presently has one-resident from UGlen and three-residents from Anacapa Canyon on it.

Powell reported Sandy donated one-hose and that a second hose will be purchased before the end of the fiscal year.

W.Grayson has donated 1/2" tubing and couplers to repair the irrigation system outside the fence.

Removal of two invasive plants from the borders were removed.

It was reported the committee is working on tech upgrades to the waitlist on the UGlen website.

Powell reported that the Community Garden Committee voted unanimously to reassign Plot 5. It was moved up to the HAC which unanimously voted to reassign Plot 5. Then it moved up to the UGlen Common Area Property Management Team which sent out the notification email to the resident assigned Plot 5. Powell stated that the resident assigned Plot 5 had until 5:00 PM this evening, June 15th to respond in writing if they were going to challenge this action. No response was received. No emails. No requests for extensions, etc. Powell reported cleaning of the violation associated with Plot 5. Powell stated Plot 5 was ready for reassignment but will wait to be given the nod to reassign Plot 5 by someone higher than herself. It was agreed no further action to reassign Plot 5 will go forward until after the Site Authority Board meeting on Monday, June 22, 2026.

Community Orchard.

Powell reported a gardener requested they be able to plant a mango and an avocado tree in the park or in the community garden border.

The Garden Committee considered the request and reports they voted no. There is an interest in planting an orchard in the vicinity of the Community Garden. The interested parties would like to grow mangoes, avocados, peaches, plums, cherries.

Tull asked whether anyone in the community would be able to come pick the fruit? Powell responded, yes.

There is also discussion of developing a children's "Learning Plot."

Chair Kennedy mentioned a service she subscribes to called “Grant Gopher” which from time to time has grants for community projects like a community orchard, etc. She also said she got a list of grants for the State of California.

The Garden Committee is now comprised of Powell, Jenna Munoz, Peter Dixon, Jackie Reynoso, and one HAC member.

B. Landscape Committee (Committee of the Whole)

No report offered.

C. Reserve Management Committee (Creation)

No action taken.

VII. New Business.

A. HAC Elections-Status

Manager Friesen asked for an update on the 2026-2027 HAC.

Chair Kennedy stated that there have been no volunteers for the 2026-2027 HAC.

Kennedy stated there were no ballots sent out because we didn’t have anyone to put on the ballot.

Madison Litton said she would send another request for residents interested in volunteering to serve on the 2026-2027 HAC.

B. Site Authority Board Meeting.

The next Site Authority Board meeting is scheduled for Monday, June 23rd at 11:30 AM in the John Spohr Broome Library.

VIII. Next HAC Meeting Date.

The members of the HAC determined the next meeting of the HAC will be held on Tuesday, July 21st at 6:00-7:30 PM in the Town Center Community Room.

IX. Adjournment

Adjourn at 7:29 PM.