

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@seabreezengmt.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 MAY 18, 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 6:15 PM
- II. **Roll Call.** Mary Kennedy, online
Madison Litton, present (acting chair)
Megan Hickernell, absent
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 April 20, 2026, were APPROVED.
- IV. **Public Comments.**
None.
- 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).
No representative from the CSUCI Police department attending the meeting.
The community was reminded that the graduation ceremonies are scheduled for Saturday, May 23rd and that the festivities will bring additional traffic to the campus and roads accessing University Glen.
 - C. Site Authority staff representative (Troy Brown)
Troy provided updates on budget season activities, noting it was a straightforward "hold the line" budget with no major changes except for funding of landscape between the library and town center which will be paid by the Site Authority. The 2026-2027 UGlen Common Area Maintenance Budget is scheduled to be presented for to the Site Authority Board at their meeting scheduled for June 22, 2026.
He also discussed progress on installing a cell tower in Anacapa to address telecommunications dead zones.
Brown offered a vitality analysis for the town center spaces that was conducted by USC master's students. Brown was asked about the status of

the coffee shop scheduled to open in the Town Center. He commented the holdup had something to do with building permitting, but he did not know the specific permitting issues.

D. UGlen Common Area Property Manager (Jake Friesen)

Community Activities since the last HAC meeting

The CSUCI Steam Carnival was held on Saturday, May 9th, on the University Campus.

CSUCI Police Department sent a notification that there is an increase in vehicle thefts and theft from vehicle cases. The flyer provided by the CSUCI Police Department was sent out to the community as an Eblast. The flyer reminded people to: Lock Your Vehicles; Remove Your Valuables; and Keep Items Out of Sight.

UPCOMING Community Activities.

CSUCI will hold their spring commencement exercises on Saturday, May 23rd. There will be two commencement exercises, one in the morning and another in the afternoon. Watch for further information about traffic management on May 23rd.

Artisan Market, Sunday, May 30th from 11:00-3:00 in the courtyard of the Town Center.

HAC Elections for 2026-2027 Fiscal Year.

Three members of the HAC will be completing their 2-year terms of service, Mary Kennedy, Dillon Tull, and Madison Litton. If you are interested in being a candidate let the HAC and the CAM manager know. Based on past years, the list of candidates is closed around the end of the May's HAC meeting (the week of May 18, 2026, this year) The election letter along with the return ballots go out so the ballots can be counted before the June HAC meeting, at which the results of the election is announced. The new members of the HAC for 2026-2027 will begin their 2-year terms beginning July 1, 2026.

2026-2027 Budget-UPDATES

The BAG agreed it is best to go forward with a rate of inflation based on the rate as of this time of 3.9%. This is per the United States Bureau of Labor Statistics. CPI YOY for SoCal Area 3.9%. We anticipate this will result in the Townhouse monthly maintenance rent for 2026-2027 may exceed \$575.03. We anticipate maintaining the reserve contribution for all categories at the levels of the 2025-2026 budget.

Collection of Delinquent Common Area Maintenance Fees-UPDATE

Seabreeze Management Company continues to develop the delinquency policy. Management requested a legal opinion regarding the timing/date of the "Default" as stated in the Ground Sublease.

LANDSCAPE UPDATES

100-foot Brush Clearance Schedule.

The 100-foot brush clearance is required by law to be completed by June 1, 2026. Gothic landscape's crew is onsite. They are working along Long Grande Canyon Creek between Rincon and the foot bridge. The remaining portion of the work will be complete by June 1st. Areas which become overgrown prior to the May time schedule will be addressed on an individual basis.

DG Path Refurbishing near 3000-block roundabout on Channel Islands Drive

Gothic Landscape Services began the repairs/refurbishing of this portion of this DG path on Monday, May 18th.

Single-Family Home letter from insurance company about plants in the 0-Zone (Common Area)

UGlen Common Area Manager meeting with Gothic Landscape to address this issue. One issue is a stand of Lilies of the Nile within 5-foot of the SFH. The other issue cited is the spacing of the succulents at the between the retaining and the sidewalk.

Mud on Sidewalks-Slip Hazard

Working with Gothic to price out the installation of bender board at the base of slopes at sidewalks to reduce the flow of dirt on to the sidewalks creating a potential slip hazard situation.

Landscape Refurbishing Project- Phase 2-Townhouses.

In order to continue the conversation about the best way to move forward with the Phase 2 Landscape Refurbishing Project at 100-400 Channel Islands Drive and Smugglers Cove management suggests the following:

Management suggests placing green ribbons on the 69-trees which were determined to have root growth which could potentially affect the post-tension concrete slabs of the corresponding townhouses. These trees are may also be considered as potential 0-zone fire hazards.

Also included for discussion is the most recent document "SUMMARY OF DRAFT ZONE 0 REGULATION LANGUAGE. The CAM office is working to send out an eblast notifying the community of the banding of the trees for consideration as part of the Phase 2 Landscape Refurbishing Project.

Trip Hazard Project--Sidewalk Replacement Project

Management suggests tying red ribbons around the 15-trees designated below. These trees were designated by Precision Concrete Cutting as trees needing to be removed to facilitate the removal and replacement of the concrete sidewalk to alleviate the trip hazards which shaving the concrete sidewalks will no longer address.

Life Safety concerns about the in-ground communication vaults.

At the three in ground communication vaults on Channel Islands Drive between Rincon Drive and the Playground, Management secured pricing for this work and is working to send the project information to CSUCI Facility Services for consideration. We understand that if CSUCI Facility Services chooses not to complete this work in a timely manner, the Ulen CAM office will complete the work and seek reimbursement from the funds associated with the monthly Infrastructure Fee.

PROJECTS:

Town Center Fitness Center Upgrades

The Mission Hills Maintenance Team completed the installation of replacement flooring (carpet squares) in the Town Center Fitness Center.

Ulen CAM's handyman is working with the Mission Hills Maintenance Team to increase the illumination levels in the Town Center Fitness Center.

Townhouse Dryer Vent Cleaning Project Phase 1

Channel Islands Carpet Cleaning completed their first week of Townhouse Dryer Vent Cleaning. Things are moving forward. CICC calls the owners the day before they are scheduled to clean their units to verify time and answer any questions. The work is scheduled to be completed the first week of June.

Townhouse Fencing Project--Mock-ups

The signed contract for these fencing mock-ups was sent to Fence Factory. Fence Factory is working to register with the vendor verification platform, VIVE.

The mock-ups are for the following.

Townhouse patios w access gates to trash alley 435-445 Channel Island
Townhouse mid-block trash enclosure replacement at 239 Smugglers Cove.
Townhouse stucco trash enclosure gates at 336 E Platts Harbor & 302 Twin Harbor

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

Ulen is working with the owner to facilitate a remediation vendor which the owner prefers and is anticipated to be at a lower cost.

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

Ulen CA Prop Management offers that the drywall restoration work is complete. The Site Authority's portion of the work is complete. The final spreadsheet showing the costs of the work is being developed to be sent to the insurance company to close out this claim.

Remediation work at townhouse in 300-block of East Santa Cruz Island Cart due to roof leak.

The remediation work at the ceiling in the den is complete. Working to procuring pricing for the drywall restoration work.

Slab Leak in 200-block of Smugglers Cove. (NEW)

On Saturday, May 9th, the owner reported there was water under their main floor wood flooring. Pinpoint came out on Monday, May 11th, verified slab leak. Environmental Testing Associates (ETA) came to the site on Monday, May 11th and performed their initial testing. Wednesday, May 13th, Mike Kimble Plumbing came to site and completed the work on Thursday, May 14th. On Thursday, May 14th BluSky came to the site and set up their containment. Further remediation will proceed when ETA's written report is received on Monday May 18th.

An insurance claim was sent to the Site Authority to be submitted to McLaren's insurance for processing.

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

Gothic Landscape Services began the repairs/refurbishing of this portion of the DG path on Monday, May 18th.

Painting Common Area Bollards

Final approval/signature from the Site Authority is forthcoming. The work will be scheduled to be completed by June 30, 2026.

Common Area Amenity Wrought Iron Painting

Vega Cleaning/Handyman was sent the signed proposal. They are scheduling this work.

Wrought Iron Replacement

The signed proposal was sent to Precision Construction/Painting. They are working on their registration with the vendor verification platform, VIVE. Then the initial invoice will be paid and the work will continue.

Repair & Repaint Single-Family Home Retaining Walls.

The signed proposal was sent to Austin's Painting. After verifying registration in VIVE, scheduling the trimming of the agaves, the painting will be scheduled to be completed by June 30, 2026.

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

At the March 10th BAG meeting, members representing the SFH's reviewed the bids for this retaining wall replacement work. The contract was awarded to Cedar and Stone Construction for \$19,577.64. This work will be paid from SFH Reserves component 1005. This work may be completed after July 1, 2026.

- 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).
Ms. Boyd reiterated that the rate of inflation at the present time is calculated at 3.9%. With inflation continuing to rise, the result is that the costs associated with the common area maintenance will also continue to rise. The result will be costs which will need to be paid as an assessment during the reconciliation period and higher monthly maintenance rent charges in future fiscal years.

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

- A. Community Garden Committee (Gabrielle Powell, Chair)
The Garden Committee is working to assign available garden plots and ensure all gardeners sign the new University Glen Community Garden Agreement by May 27.
- B. Landscape Committee (Committee of the Whole)
No report offered.
- C. Reserve Management Committee (Creation)
No action taken.

VII. New Business.

- A. Site Authority Board.
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.

- A. The members of the HAC determined the next meeting of the HAC will be held on Monday, June 15th at 6:00-7:30 PM in the Town Center Community Room.

IX. Adjournment

- A. Adjourn at 7:11 PM