

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, September 18, 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 6:08 PM.

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

III. Approval of Meeting Minutes

As there was not a quorum, action on the Meeting Minutes for August 21st was deferred.

IV. Public Comments:

Gabrielle Powell reported that everyone in the community seems to agree Gothic Landscape is doing a good job. However, over the past several weeks Gothic Landscape has been on Landing Cove three days a week. On Mondays they mow and blow leaves. She said owners expect their cars to be dusty, the area smelling of petroleum, and noisy for one day. Gothic was back on Tuesday, blowing leaves and dust all day. Then on Wednesday Gothic came to do some trimming and proceeded to blow again all day. Powell reported getting communications from owners on Landing Cove that this is just too much noise and dust. She mentioned that owners cannot open their windows because of the fumes and the dust.

Further, Powell reported Ventura County Supervisor Jeff Gorell held a 0-Zone Fire Safety Town Hall on September 17th which included presentations by the Ventura County Fire Marshall and representatives from the California Department of Forestry. She offered that some requirements for 0-Zone (0-5 defensible space) seem to have changed, notably that mature trees in the 0-Zone do not automatically need to be removed but can be trimmed. Small trees out/Mature trees stay. The pressing issue is woody plants in the 0-Zone, specifically rosemary. Powell suggested that in the days that Gothic is blowing dirt they can remove rosemary.

The second pressing issue Powell mentioned is the wooden fences and gates need to be replaced with non-combustible materials. Powell reported there is a 3-year lead time for required compliance for existing structures once the legislation is signed (which is anticipated to be later this year). Powell agreed to send the link to the Town Hall to management.

Mary Kennedy suggested that Management send out the link to the materials presented at the 0-Zone Town Hall, so everyone in the community familiarize themselves with the materials.

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

No representative from Supervisor Lopez's office attended.

B. Public Safety Report (CSUCI Police representative)

Sergeant DiBoni and Officer Ortiz reported the following:

"On 8/24 at 9:43 PM residents at 1010 Santa Cruz Island Drive reported someone rummaging through the dumpster and breaking glass. Officers contacted subject. Subject not a resident of UGlen. Subject was arrested and cited for drug charges and driving on a suspended license.

On 8/27 at 3:15 PM officers were called out to 250 block Frenchies Cove on the report of a stolen vehicle. Investigation found the owner of the car had given a key to the car to a friend whose 15-year-old son took the vehicle overnight, got into a pursuit, crashed it, got arrested, and the vehicle was towed. This was not a traditional stolen vehicle report. Case forwarded to the juvenile courts for review.

On 8/30, at the mailboxes servicing 160 Cathedral Cove there was a report of vandalism at the mailboxes. 6"x 6" writing on the mailboxes. As there were no leads, incident designated inactive.

On 10/11 3:00-11:00 PM the PAAK House Festival will be on campus. This is organized by celebrity singer, Anderson Paak. The event anticipates attracting 10,000-15,000 participants to the south quad of CSUCI. Be aware there will be loud music. Fireworks are scheduled from 10:55-11:00 PM depending on the weather conditions.

John Lazarus added that whether the fireworks go forward or not will be determined by CSUCI Fire Marshall, Aaron Greer and Campus Architect, Dave Carlson based primarily on weather condition at time.

C. Site Authority staff representative (John Lazarus)

John Lazarus that on August 14 we shared with the various governance and advisory bodies in the community, which is the Homeowners Advisory Council (HAC). The Community Advisory Group (CAG) and the Budget Advisory Group (BAG) proposed revisions to the governance structure in University Glen. The members of these various bodies requested an extension of the timeframe to respond with comments for an additional month. Lazarus reported receiving feedback from the owners of Mission Hills and the Town Center, Kennedy Wilson Multi-Family (KWMF) for the CAG and BAG. KWMF does not participate on the HAC. Lazarus questioned Kennedy whether he would be receiving comments regarding the governance from other members of the community.

Mary Kennedy assured Lazarus that she was working to provide comments from a number of community members by the due date of Monday, September 22nd.

Island's Kitchen has quite a bit of traffic from both University of Glen and Anacapa Canyon, and which we very much appreciate. He mentioned they now sell what is called a Community Meal Plan which is twenty-one entries/swipes for \$215.00 which works out to be \$10.24/meal for all you can eat. These meal plans can be purchased online. Go to Google *csucidineoncampus* and you can purchase a meal plan.

Site Authority Board Meeting was rescheduled to Monday, September 22nd at 6:00 PM in the John Spohr Broome Library.

CalTrust is currently yielding a 7-day average yield of 4.37% on our liquidity fund. This is the most liquid and the shortest term fund the community's reserve funds are invested in. He offered that compares to the national average yield for a 1-year CD,

Lazarus offered further information about the Paak House Festival. He stated the festival will be on Saturday, October 11th from 3:00-11:00 PM. This festival will begin as a family-friendly event, and a festival during the day, and then turn into an energetic concert at night. General admission tickets are \$61.86, and this is a fundraiser to support music education for children.

[Sandi Boyd](#) inquired about Lazarus in order for his Community Meal Plan to be successful there needs to be parking for the members of the East Campus. She suggested that with Anacapa Canyon implementing the Parking Boss solution is there a way the campus could provide some parking solution near Islands Cafe after 5:00 PM when the campus has less students on campus. [Lazarus](#) stated that he has been in meetings CSUCI staff regarding providing parking at Islands Café and he has been unable to move that process forward to date. Kennedy asked for the name of the person at the University who oversees parking services. Lazarus replied, Garrett Brownfield. [Kennedy](#) stated that HAC's landscape committee made a request for maps showing ownership of the various aspects in UGlen including the Lot lines. Kennedy said she was mentioning this again because community members ground subleases refer to maps. Lazarus replied that the individual maps exist in the county. He asserted he does not have a map which consolidates at 272 single-family homes and townhouses. The common area maintenance map available through the property management office does not show individual homeowners' lot lines. Kennedy asked who owns the parking lots at the Town Center.

D. UGlen Common Area Property Manager (Jake Friesen)

[Jake Friesen](#) reported that the UGlen CA Property Management team is working on the 2024-2025 Budget Reconciliation. The final details are being determined. The results of the 2024-2025 Budget Reconciliation will be announced on September 30, 2025. Any refunds due will be credited to the owners' Seabreeze accounts on November 1, 2025.

[An Artisan Market](#) is planned for Sunday, September 21st at 11:00 AM to 4:00 PM with the food trucks parking on Rincon Drive in front of the Mission Hills Leasing Office.

[The Anderson Paak Festival](#) at CSUCI on Saturday, October 11th 3:00-11:00 PM. Watch for additional information via Eblast.

[Fall Tree Trimming Schedule](#) The fall schedule for tree trimming/building clearance (70% of the contract) is scheduled for the week after Halloween, the week of November 3rd. The remaining 30% of the tree trimming contract will be completed in the spring.

[Kennedy](#) asked whether the tree trimming would include looking at roots. Friesen responded that the fall tree trimming is addressing "building clearance." Friesen stated he is meeting with American Heritage Landscaping soon and will ask them how they think about addressing tree roots which appear to be encroaching under slabs and sidewalks.

[Manager Friesen](#) is continuing to work with the HAC's landscape committee to evaluate and implement Ventura County Fire Department's Standard 515, Standard 517, and other relevant. The HAC Landscape took an inventory of trees with the 0-5 defensible space for the 100-400 CI Drive and Smugglers Cove. The homes along Anacapa Island Drive are also be inventoried.

[Parking Boss Implementation](#) Anacapa Canyon is scheduled to implement their parking program Parking Boss around October 15th. As of now, vehicles with University Glen resident parking passes will be considered "safe" from ticketing while using the amenities in Anacapa Canyon. If this changes, we will let the community know.

[The monthly Property Management Report SUMMARY](#) for August 2025 will be posted on the University Glen website.

[Ventura County Fire Department certificates](#). The certificates by parcel from the Ventura County Fire Department certifying the 100-foot brush clearance was completed by June 1, 2025, are now available on the University Glen website.

[The Townhouse Proof of Insurance Certification 2025-2026](#) with Alliant Insurance Company is available on the University Glen website. Site Authority Staff has also posted the Townhouse Earthquake Proof of Insurance and Earthquake Insurance Binder on the community website.

[Precision Concrete Cutting](#) recommended replacing the concrete sidewalk at 16 locations. UGlen CA Property Management office is working to secure pricing for this work to determine a path forward.

[The Site Authority Board is meeting on Monday, September 22nd](#) at 6:00 PM in the Grand Salon on the CSUCI campus.

Simhan Mandyam requested further clarification regarding the non-combustible fencing required by the VCFD Guideline 421. Friesen suggested he look at the newly installed aluminum fencing at 310 Fry's Harbor Drive, a single-family home for a solution which was approved for aesthetics by the HAC.

Mandyam also asked about the wooden eaves which have attic vents. Firesafe evaluations of townhouses in UGlen recommended the wooden eaves be enclosed with a non-combustible material such as Hardie Board with vents and appropriately sized screen to provide attic ventilation at the joist spaces which have holes for attic ventilation.

Friesen mentioned that a member of the community informed our office that there is a service which will spray the same fire-retardant material the same pink material planes drop to contain the perimeter of wildfires on your home for a charge. The community member said the service would come a spray if a fire was headed in the direction of your property.

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

Mary Kennedy offered that at the last HAC meeting we talked extensively about the proposed changes to the governance in UGlen. KWMF made it very clear they did not want any kind of voting. And that the general rule should be that the KWMF win. KWMF made it clear the deal made with the University was they as majority equity holders in University Glen they would not be subordinate to the individual homeowners.

F. Budget Advisory Group (BAG) (Angela Rodriguez & Sandy Boyd)

Sandi Boyd reported that the BAG's conversation dealt with any of the same things that the CAG discussed with much of the same tenor of conversation about changes to the governance in UGlen.

Boyd reported that the UGlen CA Manager is completing the 2024-2025 budget reconciliation. She said she is pleased to report there will be information in the reconciliation which provides information on the status of the various reserve funds.

Friesen mentioned that there are Sellers/Former Owners in UGlen who have monies on the books. These owners are prior to the 2024-2025 Budget Year. The suggestion is to take the funds of the owners who our office has been unable to contact and add them to the 2024-2025 budget and be divided pro rata share. Powell questioned whether the funds should be turned over to the state as unclaimed monies. Friesen offered that management would look to the Site Authority for direction on how to proceed with these funds.

Kennedy brought forward the question about single-family homes and whether, just as they are required to paint their home before sale, should a condition of sale be that they meet the present fire standards at the time of sale. This question will require additional research and discussion.

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

- A. Garden Committee (Carolyn Phillips, Chair) **No Report**
- B. Landscape Committee (Maddie Litton, Facilitator). Friesen reported that the HAC committee completed the survey of trees in the 0-5 defensible space (0 Zone) for 100-400 blocks of CI Drive and all of Smugglers Cove (Phase 2 Refurbishing Project.)
- C. Reserve Management Committee (Creation) **Action deferred.**

VII. New Business.
None.

VIII. Next HAC Meeting Date.
October 9, 2025.

IX. Adjournment

Meeting adjourned at 7:16.

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