



Regular Meeting Minutes Monday, August 12, 2019

The California State University Channel Islands (CSUCI) Site Authority (SA) met on Monday, August 12, 2019 at 11:30 a.m. on the CSUCI campus in the Handel Evans Conference Room in the John Spoor Broome Library, Camarillo St., Camarillo, CA.

Site Authority Board Chairperson R.J. Considine called the meeting to order at 11:30 a.m. The secretary called the roll and a quorum of members was present.

Members present: Chairperson R.J. Considine; Vice President Ysabel Trinidad serving on behalf of President Erika Beck; Robert Eaton; Supervisor Linda Parks.

Alternates present: None

Others present: Stephanie Bracamontes; Tom Hunt; Nathan Bowden; Elaine Crandall; Laurie Nichols; Jake Friesen from Kennedy Wilson; Bill Robe, Chair of the University Glen Community Advisory Group; Rosa Bravo, Site Authority Secretary

OPENING STATEMENTS

Site Authority Chairperson R.J. Considine called for public comments (Pursuant to Government Code section 11125.7).

Public Comment Period

University Glen Resident, Toby Wheeler, thanked everyone for making efforts to work together and thanked the group for listening to what he had to say. He stated that he appreciated the extended invitation to the Council Advisory Group (CAG) meeting. He was under the impression that it was a meeting specific to Site Authority's purpose. Mr. Wheeler found the information presented at the CAG meeting a little unsettling. He stated that about two years ago, he had a beautifully landscaped home. During that time, it was announced the townhomes were going to be painted. During this renovation, the landscaping was trimmed to the ground with chainsaws, leaving the area bare. He attended the Homeowner Advisory Committee (HAC) meetings to voice his concerns about the bared landscaping and requested replacing what had been removed. During the HAC meeting, it was announced that the budget had been fully expended. Mr. Wheeler toured the different gardens around the university detailing the existing plants such as roses at the Student Union building, popcorn lantanas at the Santa Rosa dorms. His observation of the existing plants led him to think that these were acceptable to use at the University Glen residential townhomes. He purchased \$2,800 of plants and approached the CAM manager if the landscaping team would plant those plants in the space where nothing existed. He was told that it was not allowed. Mr. Wheeler then chose to purchase high-end pots (\$500 value) to place the flowers he had purchased. He placed them around his home and received a citation notice for the placement of the pots at his property.

Mr. Wheeler said that this story has been told before but wanted to bring up the details once more. During the CAG meeting, a conference call was attended by Ben Gordon, Kennedy Wilson's Director, and Asset manager. Mr. Gordon addressed the landscaping at the apartments and mentioned that he would be re-doing the landscaping at his own expense to make the apartments more attractive for leasing. Mr. Wheeler advised that there is an inequity of the resident's representation and that of Kennedy Wilson. He stated that Mr. Gordon did not request permission from Site Authority to revamp the landscaping; he just declared he was going to do that.

Mr. Wheeler stated that his loss for the landscape occurrence was \$700. He expressed how it is not inequity for himself to incur this loss when he tried to make things look better. He is concerned that Kennedy Wilson & Associates are not treated in the same manner as the residents.

University Glen Resident, Kevin Benn, spoke related to what Toby brought up. Mr. Benn raised a concern about the leasing signs that were placed on the roundabouts several months ago. They were discussed during a Home Advisory Council meeting because it was a concern that it was a violation of the ground sublease. The residents voiced their concerns to remove the leasing signs at the HAC meeting. Kennedy Wilson's team was present and exited the meeting because they did not like what the homeowners were requesting. Kennedy Wilson later informed the residents that the signs would be placed on Camarillo Street. They told the residents that the old signs would be taken out, and they would no longer go through their neighborhood. Several weeks later, more new signage appeared on Camarillo Street, and the old signs remained at the prior locations. He mentioned Toby Wheeler's concern in regards to the inequity of the homeowner's representation. Mr. Benn said that it comes to his attention that Kennedy Wilson has a presence. They have representation at the Homeowner Advisory Council meeting, the Council Advisory Group meeting, and have a say in the Site Authority meeting. Mr. Benn stated that they do not expect for Kennedy Wilson to keep the public interest of the University or the benefit of the homeowners in mind. They expect Kennedy Wilson to look out for their corporate profit interest. It is troubling that Site Authority has handed off the management authority of their homes to Kennedy Wilson.

Homeowner Advisory Council Member and University Glen Resident, Sandi Boyd, said she wanted to echo what Kevin Benn presented. Mrs. Boyd said that Kennedy Wilson has been marginalizing the single-family and townhomes. It has become a Kennedy Wilson environment, and it is changing. She referred to the Mission Hills signage and said they don't aesthetically match the environment at University Glen.

Chairperson R.J. Considine closed the public comment period.

Board Member Comment Period (Considine)

Chairperson R.J. Considine called for Board Member comments

Supervisor Linda Parks asked if the responses to the minutes have been addressed.

Chairperson R.J. Considine confirmed that Site Authority has reacted to the meeting minutes. The concerns brought up on this meeting will also be reviewed and addressed. Supervisor Parks asks if the pre-established role that Kennedy Wilson currently has can be reviewed. Chairperson Considine addresses Supervisor Park's question by stating that the Site Authority will review the comments and the performance. Mr. Considine is working with Jake Friesen to work through the items that are brought to the board and will address them alongside with him. The reporting structure with the resolution for the questions from the residents will be updated in the meeting minutes. Chairperson Considine explains the sensitivity of the community's issues. He clarifies that Site Authority and Kennedy Wilson are providing reactive responses to the homeowner's inquiries.

CONSENT AGENDA

Chairperson Considine called for a motion to approve the consent agenda. Comprised of the following items: motion to approve the consent agenda was made and seconded, and approval was unanimous.

Supervisor Linda Parks requested specifics on the affordability units that will be available in the 32-acre development. Supervisor Parks stated the County of Ventura is required to report the availability of affordable units to the Southern California Association of Governments (SCAG).

INFORMATION AND ACTION ITEMS

CAM Budget Overview (Jake Friesen):

Kennedy Wilson Properties Common Area Maintenance manager, Jake Friesen, discussed the requirement to present a Common Area Maintenance budget to the Site Authority by the end of January as per the contracted agreement. This current year's budget was presented to Stephanie Bracamontes and other personnel of the Site Authority. As a result of the Common Area Maintenance budget, a reserve study was completed by Complex Solutions. There was a concern with the up-to-date information regarding the reserves. A charter group known as the Budget Advisory Group, was organized by Stephanie Bracamontes to review the budget. It includes members Ben Gordon with Kennedy Wilson Multi-Family, Stephanie Bracamontes, Tom Bokhart (HAC Board Member), Sandi Boyd (HAC Board Member), and Jake Friesen CAM manager.

The development of specific general coding in accounting by Kennedy Wilson Properties has creating transparency for each operation and not bulking items together. Itemized cost are being tracked and monitored more tightly against the Town Center, townhomes, single families, and the apartments individually. The detailed

accounting provided from Kennedy Wilson Properties is providing clear data for the Budget Advisory Group (BAG) committee meetings. The operations review is now determined from actual data related to each operation unit. Further analysis of the operations determined that the budget increases were up 8% overall due to the water, electrical, and the trash. Mr. Friesen referenced the recommendation received from Complex Solutions regarding the reserves has been a concern due to the townhomes not meeting the recommended reserves threshold. Mr. Friesen mentioned that he is working with Site Authority to review the obligation of Site Authority for replacing the townhome's garage doors, furnaces and windows contracted by the ground sublease. An existing log of work order exists and is waiting for direction to proceed with completion of the work requested by residents.

Tom Bokhart and Sandi Boyd, both homeowners, serve on the committee of the Budget Advisory Group and provide input from the homeowner's concerns regarding the reserve budget. He further informed that in the middle of December, the reserves would be reviewed to determine what the increase of the reserves would be necessary for the townhomes.

Information Item: Campus Update by Vice President Ysabel Trinidad

Vice President Ysabel Trinidad spoke on behalf of President Erika Beck and delivered her message. She wanted to start with the importance of the May 2019 Commencement to the University and mentioned that the University celebrated an additional record-breaking of 2,500 students eligible to graduate. Over 20,000 guests attended the celebration, and the University held two ceremonies. The ceremonies were held in University's iconic location, the Central Mall, across the bell tower, and ran smoothly. A remodeling process is underway to renovate the Central Mall, and it is anticipated for a complete renovation by the 2020 commencement next year.

For this year, the University is kicking off the fall semester, starting with an enrollment of 7,300 students. The importance for the University is many freshmen this year are being redirected from the LA base and increasing the enrollment. Overall much great news and much excitement to come for the new fall semester.

Information Item: University Glen Advisory Group Update (Robe)

Bill Robe reported that Site Authority had a challenging few months. He stated that Lori Lang left and created some problems. Laurie Nichols has taken on her role and has picked up the task quickly.

There are still ongoing issues with the landscaping. Brightview Landscaping Services is the new landscaper as of July 1 for the University Glen community, and it has some catch-up costs. The catch-up cost from Brightview Landscaping Services is being refunded from facilities and will be adjusting to the bill.

The Homeowner Advisory Committee (HAC) held some re-elections due to member's resignation to their positions. The HAC intends to establish several committees under their initiative that includes a finance committee, a landscape committee, and address rules and regulations through a committee.

Mr. Robe requested clarity from Site Authority regarding the garage doors, the description of doors, and if it is in the responsibility of Site Authority or the homeowner. He further clarified that it applies to the attached homes and does not relate to the single-family homes.

He brought up a misunderstanding from the homeowners in regards to Lori Lang's role. Ms. Lang assisted many homeowners in buying and selling of their homes. There became a perception that she was a real estate agent for the homeowners here based on the fact that there was a 1% transfer fee. It was clarified in the Council Advisory Group (CAG) meeting that Site Authority is not in a position to act as an agent or representative of a buyer or a seller. Site Authority is only to accommodate the transfer of ownership. Mr. Robe explained that he knows Laurie Nichols is working to provide the community clarity regarding if a seller needs to get a broker. Mr. Robe said that he is not sure the homeowners need to get a broker when considering to sell their home. However, affirmed the homeowner could not rely on Site Authority to be their agent representative.

Rules and regulations were an additional concern Mr. Robe presented. The community has brought up concerns regarding how they are being enforced. Mr. Robe mentioned that the articles found in the ground sublease are untouchables. However, he said that Kennedy Wilson enforces the rules and regulations from the ground sublease regarding architectural regulations as their contracted document. The HAC, the CAG, and Site Authority board can work on the rules to make them more compliant as the regulations from the ground sublease are dated 2002 and may be outdated. Kennedy Wilson has more up-to-date housing regulations from 2019 and can consider that model for review.

The reserves have been brought up. The HAC members are requesting separation of the University Glen reserves from the University funds. Mr. Robe explained that he reminded the HAC members that the charter for Site Authority does not allow that. The discussion is brought up because of the concern that the investment return on the money invested should be allocated to the reserve fund and not any other CSUCI fund. A discussion is requested to determine that for the HAC.

Mr. Considine said this discussion is getting addressed with the chancellor's office.

Final issue, Sandy Boyd, representative for the HAC, presented a resolution to pass around. Homeowner's advisory is requesting that resolution from the board.

CONSENT AGENDA

ADJOURN: There being no further business, the regular meeting of the Site Authority Board was adjourned at 12:05 p.m.

APPROVED:
California State University Channel Islands Site Authority Board

Respectfully Submitted:



Secretary to the Site Authority

Dated: 11/21/2019