

Regular Meeting Minutes Monday, February 22, 2021

The California State University Channel Islands (CSUCI) Site Authority (SA) met on Monday, February 22, 2021 immediately following the 11:30 a.m. Financing Authority meeting virtually via teleconference, <https://csuci.zoom.us>, CA.

Site Authority Board Vice Chairperson/Interim Chairperson Kelly Long called the meeting to order at 11:45 a.m. The secretary called roll and a quorum of members was present.

Members present: Supervisor Linda Parks, City Councilmember Shawn Mulchay; Supervisor Bob Huber; Trustee Larry Adamson, Vice President Ysabel Trinidad; Interim President Richard Yao; Assistant Vice Chancellor Robert Eaton

Alternates present: Vice President Ysabel Trinidad; Supervisor Kelly Long (Vice Chairperson/Interim Chairperson); City Councilmember Laura Hernandez

Others present: University Counsel Marc Mootchnik; Stephanie Bracamontes; Nathan Bowden; Laurie Nichols; Bill Robe, Chair of the University Glen Community Advisory Group; Rosa Bravo, Site Authority Secretary; Thomas Hunt

OPENING STATEMENTS

ACTION: Election of Chair and Vice Chair

Vice Chairperson/Interim Chairperson Kelly Long called for a nomination for Chairperson of the Site Authority Board and subsequently made a motion to elect Linda Parks as Chairperson. The motion was seconded by Robert Eaton and approved unanimously by roll call vote. Long then called for a nomination for Vice Chairperson of the Site Authority Board and moved to elect Robert Eaton to that position. The motion was seconded by Supervisor Huber and approved unanimously by roll call vote.

Supervisor Long thanked Supervisor Parks and Robert Eaton for serving as Chair and Vice Chair and turned the meeting over to Chairperson Linda Parks.

Chairperson Parks suspended the Site Authority Meeting and reopened the Financing Authority Meeting at 11:51 a.m.

After the Financing Authority meeting was adjourned, Chairperson Parks called the meeting to order at 12:05 a.m. The secretary called the roll, and a quorum of members was present.

Chairperson Linda Parks called for public comments (Pursuant to Government Code section 11125.7).

Public Comment Period

Dr. Chris Williamson, Homeowner Advisory Council Chair (HAC) and University Glen homeowner Dr. Williamson addressed the letter that he sent to the board welcoming the new members of the Site Authority, and brought forward some ongoing issues that the homeowners, through the HAC, wanted to convey to the Board Members. He mentioned that the board is now owners of a 2,000 person small town, not like a local government, not like a homeowner association, but something in between. Dr. Williamson reminded the members that back in November, he presented a letter to the board that requested the Site Authority's counsel to respond with what State, County, or other laws and regulations apply to the residents, including campus community and outside visitors. Dr. Williamson requested a status update on the response to the letter, noting that current homeowners and new potential buyers have little information on the jurisdictional issues raised in the letter.

Dr. Williamson mentioned that the clarity of information is better due to residents' volunteer time and Public Records requests, and that current Site Authority staff have resolved many issues. Nonetheless, Dr. Williamson noted that one issue that appears a concern at this time is the Camrosa Water District bill and whether the billing includes payment for infrastructure that was either previously paid off or that serves the 32-acre project.

Dr. Williamson next turned to reserves he noted were held and managed by the Site Authority, stating that such money is the homeowner's not the Site Authority's. He further noted that the Site Authority has a fiduciary duty with respect to the reserves and raised the issue of to what extent the Site Authority should seek out FDIC insured account and payout interest on the monies held. He noted that the money is for repairs of their property that is now beginning to need repair, and so the reserves will be playing a more significant role. Dr. Williamson stated that the community has worked with the Site Authority, and they are pretty good where the reserves are and hope to continue to have them in a healthy balance. Dr. Williamson stated he is looking forward to working with the Site Authority Board members.

Chairperson Linda Parks thanked Dr. Williamson for his public comment and agreed that we have a unique community. It is a State property on State land, not a Homeowner's association. She agreed it is essential to understand the governmental authorities that oversee the University Glen. She mentioned that additional information will be provided and is looking forward to additional information from the Site Authority staff.

There being no further public comment, Chairperson Parks closed the public comment period.

Board Member Comment Period (Parks)

Chairperson Linda Parks called for Board Member comments.

She mentioned that a resolution for prior chair R.J. Considine will be presented at the next meeting.

CONSENT AGENDA

Chairperson Linda Parks called for a motion to approve the consent agenda.

- ACTION: Approval of Minutes of November 2, 2020 Meeting
- INFORMATION: CI Power/ CAISO Update
- INFORMATION: Update on 32 Acre Development Project
- INFORMATION: Site Authority Operations Report
- INFORMATION: Financial Report
- INFORMATION: Investment Option for University Glen Common Area, Townhome, and Single-Family Home Reserves

City Councilmember Mulchay asked if item 7, the approval of the November 2, 2020 Site Authority meeting minutes, could be pulled from the consent agenda. Chairperson Linda Parks agreed to remove the item from the consent agenda, and based on input from legal counsel, approval of the November 2, 2020 minutes would be delayed until the Site Authority's next meetings.

Motion to approve the remaining consent agenda items, items eight through twelve, was made by Trustee Adamson, seconded, and approved unanimously by roll call vote.

INFORMATION AND ACTION ITEMS

Information Item: Campus Update by Interim President Richard Yao

Interim President Yao thanked the Site Authority Board members for their collaboration with the California State University of Channel Islands campus.

Interim President Yao reported on the spring 2021 semester and the measures that were being taken to prevent spread of COVID-19 on campus, including the delay of certain in person classes.

Dr. Yao added that, like all CSUs, the campus was already planning for in-person live instruction in fall 2021 for their majority of classes, per direct from Chancellor Castro. Dr. Yao noted that all divisions of the University are working with the Environmental Health and Safety department, Facilities Services, and the Ventura County Public Health to coordinate efforts. He noted the challenges the campus faced in forecasting for August. Interim President Yao thanked Vice President Trinidad for her leadership in the planning process.

Interim President Yao next announced that CSU Channel Islands is receiving a second round of federal funds totalling \$14.8 million through the Higher Education Emergency Relief Fund, referred to as HEERF II. According to Dr. Yao, half of the funds would be distributed to the students through emergency grants and tuition support. The campus will use the remaining funds in complete alignment with the federal requirements to address one-time institutional needs related to COVID-19 related losses.

Interim President Yao further stated that the campus is waiting for enrollment numbers from the census, but it is estimating a three percent drop in enrollment and \$1 million loss in tuition, which would be covered this year with reserves. He noted that applications are down system wide, and that the school is expecting flat enrollment for the coming with with a two- to three-year horizon for building back to CSUCI's funded full-time student enrollment of 6,135.

Interim President Yao announced CSU Channel Islands had earned a Virtual Innovation Award for Excellence in Delivering Virtual Student Services through the National Association of Student Personnel Administrators. Dr. Yao credited the Teaching and Learning Innovation Staff for their imaginative efforts with the University's chatbot, Ekrobot, and "Learning Online 101" program. He also thanked the teacher and learning staff for the accomplishment. Interim President Yao next highlighted the efforts of CSUCI biology students who, last year, took a trip to the Arctic Circle and were featured on a documentary titled "Frozen Obsession," which aired on YouTube. Dr. Yao also highlighted the accomplishments of physics lecturer Brian Rasnow, Ph.D., who helped design a microscope that is now in use on the International Space Station. Interim President Yao mentioned that CSUCI ranked in the top 20 colleges for social mobility. Lastly, he added that installation of a solar array covering 14 acres was underway, and that the array will be supplying sixty percent of campus electricity when it is functional, hopefully in August.

Item: University Glen Advisory Group Update by Bill Robe

Bill Robe noted that the Homeowners Advisor Council Rules and Regulations Committee is having enforcement issues. He mentioned that at the last Community Advisory Group meeting, Police Chief Michael Morris joined to address those concerns and talk about how he can assist in enforcing the community's rules and regulations. The meeting's takeaway was that the campus police department can enforce laws, like misdemeanors and felonies, and not rules and regulations. He noted that Chief Morris offered to continue to meet with the Homeowners Advisory Council to assist with bridging enforcement gaps and work to enforce the laws that are not clear. Other enforcements of community rules and regulations will need to be addressed with fines and fees.

Bill Robe next noted that the Community Advisory Group group is currently undergoing a process of reorganization. A final draft of the proposed reorganization has been completed and sent to Chris Williamson for additional review by the homeowners.

Mr. Robe added that the Site Authority has not finalized a solar policy for the residents. He noted a lot of effort had been put in already, and that this is a matter of developing a policy that will allow homeowners to do what they're allowed under the law, while protecting the common area roofs that the Site Authority is responsible for maintaining. The last outstanding item is the reserves, which had been raised by Dr. Williamson.

Mr. Robe mentioned that he has been assisting the University Glen since 2004 and has a substantial history and can help the board members with understanding some of the challenging and complex issues before it.

Robert Eaton asked counsel on the status and the timeline of responding to Dr. Williamson's request for the report on statutes and laws that govern the University Glen. Legal counsel, Marc Mootchnik, mentioned that he would be providing the legal opinion to the board. The intention is to have the information in time for the next board meeting.

Chairperson Parks noted that the CI Power plant could also be a topic for discussion at the next meeting.

ADJOURN: There being no further business, the regular meeting of the Site Authority Board was adjourned at 12:16 p.m.

APPROVED:
California State University Channel Islands Site Authority Board

Respectfully Submitted:

Rosa Bravo

Secretary to the Site Authority

Dated: 05/20/2021