

IRVINE CAMPUS HOUSING AUTHORITY
Board of Directors' Meeting
February 10, 2016

BOARD MEMBERS PRESENT: Alan Barbour, Ken Chew, Greg Jue, Herb Killackey, Diane O'Dowd, Deb Sunday, Kerry Vandell, Mark Warner

OTHERS PRESENT: Courtney Caldwell, Brad Conley, Lara Grady, Nahid Greger, Andrew Herndon, Jane Laning, Robyn Stelk, Victor Van Zandt, Elaine Vatakis

CALL TO ORDER: Ken Chew called the meeting to order.

APPROVAL OF MINUTES: The Board approved the minutes of January 13, 2016.

REPORT ON OPERATIONS

The Chair opened the Operations Report for questions and comments. President Jane Laning updated the Board on several matters:

- Management continues to work with UCOP on permanent financing for the Alturas Rental Townhomes project. UCOP staff is finalizing comments on the Regental Concurrent Item. California Pacific Homes' lender Housing Capital Company has confirmed its flexibility if there is a need to extend the construction loan.
- The HRB will hold elections for 4 open seats later this month. HRB representative Brad Conley noted that as of this morning there are 10 candidates.
- Management will send out a Board poll to find an alternate day and time for the May ICHA Board meeting.

OLD BUSINESS

- **Area 10 1-Acre Park Guaranteed Maximum Price (GMAX)**

Vice President of Planning and Construction Victor Van Zandt presented the Board with plans and graphics of the Area 10 1-Acre Park project. He reviewed a few design changes in the common area and pool equipment specifications that, along with inflation, resulted in a cost increase over the preceding Spring 2015 budget.

President Laning distributed and discussed with the Board the Area 10 1-Acre Park and Pool Consolidated Budget. She compared the GMAX budget to the April 2, 2015 budget, pointing out that project costs increased by about \$256,000 via a combination of increased builder costs of almost \$450,000 and some offsetting ICHA cost decreases of about \$190,000. Management distributed the previously emailed proposed Area 10-2 contract third amendment adding the Pool and Park area and accompanying Board resolution to authorize execution of this Amendment No. 3 to the Area 10-2 contract with California Pacific Homes in an amount not to

exceed \$2,779,461. After discussion, and upon motion duly made and seconded, the Board unanimously adopted the resolution attached to these Board minutes.

NEW BUSINESS

- July 2016 Board Appointments

President Laning noted that ICHA will need 4 new Board members to replace the ones reaching term limits in July. She discussed a list of candidates suggested by the Provost's office pulling from Dean recommendations of less represented Schools. The Provost's office has asked for Board feedback.

The Board indicated that it would like additional information on the listed names. The Board expressed interest in Board composition factors such as diversity, knowledge, and experience in business operations, and positive track record of Campus service. The Board had no objections or concerns about the prospective candidates but may submit additional names to the Provost for consideration and continued discussion.

- **University Hills Resident Dispute Policy Discussion**

Vice President of Community Management Andrew Herndon and HRB member Brad Conley distributed an outline for a process to create a formal University Hills community dispute resolution procedure. This entails the formation of a Dispute Resolution Committee, which will formulate a proposed Dispute Resolution Policy. The Committee will consist of ICHA Board members, HRB members, and ICHA management. In early March, the HRB and ICHA Management will form the Committee when newly elected HRB members first meet with HRB incumbents, and the Committee will convene with the goal of completing the Policy by June. ICHA's Board would then vote on adoption of the Policy. Interim steps include HRB, legal and community review. The Board discussed the possibility of having small focus groups of University Hills residents for additional input.

Management asked for Board volunteers to participate in the Dispute Resolution Committee; director Herb Killackey volunteered. One additional Board member will be appointed at the March meeting.

- **Area 11 Street Names**

Vice President Victor Van Zandt reviewed the selection and approval process for new street names for Area 11. ICHA needs six street names, which must be vetted through City of Irvine, first responders (UCI PD, OCFA), and the Post Office. The Board recommended continuing use of luminaries in fields studied at UC Irvine; another idea was a potential new naming scheme using local native flora and fauna. Vice President Van Zandt will distribute an email to the ICHA Board, HRB members and ICHA employees requesting suggestions for street names.

EXECUTIVE SESSION

The Board went into Executive Session to discuss Human Resource matters.

ADJOURNMENT

The meeting adjourned at 5:30 p.m.