

IRVINE CAMPUS HOUSING AUTHORITY
Board of Directors' Meeting
February 10, 2015

BOARD MEMBERS PRESENT: Ken Chew, Bill Hansen, Ken Janda, Greg Jue, Vicki Ruiz, Deb Sunday, Mark Warner

OTHERS PRESENT: Courtney Caldwell, Stephen Cauffman, Lara Grady, Andrew Herndon, Jane Laning, Robyn Stelk, Victor Van Zandt, Elaine Vatakis, Kathy Windsor

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

APPROVAL OF MINUTES: The Board approved the minutes of January 13, 2015.

REPORT ON OPERATIONS

President Jane Laning updated the Board on the following matters:

- The campus intends to designate additional land for ICHA to develop future housing. Management continues to work with the campus on quantity and type of housing units needed.
- She reiterated a call for candidates to replace Board members who are reaching term limits. Those for the campus-affiliated positions must be Academic Senate members but not University Hills homeowners. Submittals are due by next month's meeting. ICHA management is reviewing several non-campus candidates on a parallel track. Some Board discussion followed regarding the merits of including nominees from campus disciplines not currently represented.
- A disgruntled former employee of a sub-subcontractor for an internet rewiring project at Las Lomas and Gabrielino apartments has filed a complaint with the state's Department of Industrial Relations alleging nonpayment of prevailing wage. Management has contacted ICHA's attorneys and will continue to update the Board.

Homeowner Representative Board Chair Stephen Cauffman updated the Board on the upcoming HRB elections, which will be the first with electronic voting. ICHA Board Chair Ken Chew conveyed his gratitude to the HRB for being a great asset in community affairs.

OLD BUSINESS

- **Alturas Apartment Full Scope of Work GMAX**

President Laning distributed and reviewed the total Guaranteed Maximum Price (GMAX) for the Alturas Apartments, which marginally exceeded the June 2014 Board authorization. She noted

that Cal Pac's December construction budget inadvertently omitted the maintenance building cost; its inclusion offset some interim savings. The builder budget rose from the originally authorized amount to \$21,159,773, an increase of 1.4%.

After discussion, and upon motion duly made and seconded, the Board unanimously adopted the resolution attached to these Board minutes.

- **Area 10-2 Options and Upgrades Policy**

Director of Sales and Marketing Kathy Windsor utilized a PowerPoint presentation to refresh the Board on the Area 10-3 options and upgrades policy, which included a 7% cap. She noted that the average Area 10-3 options and upgrades purchase was only 5.34% of the base price, well below the 7% cap. She also noted that since the Area 10-2 base prices will be higher, these buyers will have more nominal dollars to spend. Director Windsor accordingly recommended no change to the policy or offered options for Area 10-2. The Board concurred with her recommendation.

EXECUTIVE SESSION

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

ADJOURNEMENT

The meeting adjourned at 4:30 p.m.