

IRVINE CAMPUS HOUSING AUTHORITY

Board of Directors Meeting

April 10, 2019

BOARD MEMBERS PRESENT: Jennifer Aaron, Alan Barbour, Yong Chen, Sandra Irani, Ken Janda, Greg Jue, Diane O'Dowd, Heike Rau, Barbara Sarnecka.

OTHERS PRESENT: Bryce Bunker, Brad Conley, Barbara Correa, Karlie George, Andrew Herndon, Hobart Taylor, Victor Van Zandt and Elaine Vatakis.

CALL TO ORDER: Greg Jue called the meeting to order.

APPROVAL OF MINUTES: The Board approved the minutes of March 19, 2019.

REPORT ON OPERATIONS

CEO & President Victor Van Zandt updated the Board on several items:

- Gregory Washington will replace Ken Janda on the ICHA Board beginning in June.
- The revised ICHA Dispute Resolution Policy has been approved by the Homeowner Representative Board with minor modifications. Management will bring the version to the Board at a future meeting to review and approve.
- President Van Zandt said that he presented ICHA's sustainability philosophy and its connection to solar panels to the HRB at its meeting on April 9, 2019. Though ICHA will not install solar panels standard in new neighborhoods in Area 11, it will continue to work to achieve a GreenPoint rating of Silver or higher, which significantly exceeds the already stringent California Building Code requirements.

ICHA Managers summarized their operations:

- Manager Reid reported that the Narwhals swim team is preparing for its third year in operation, with 130 resident children ages 5-18 participating. Beginning in May, practices are Monday-Friday, 3-6 pm at the Coltrane Pool. Swim meets are scheduled for June 29 and July 13.
- Director Correa shared the Yardi software implementation timeline: Week of April 15: Stop making transactions in Sage; April 22: ICHA validates all data in Yardi; April 29: ICHA begins doing business in Yardi.
- Vice President Herndon reported that 240 solar panel arrays have been installed by residents to date (20% of homes in University Hills), primarily through OC Goes Solar. A third round of installations are currently being negotiated by residents via the OC Goes Solar initiative.
- Director of Finance Barb is on leave this week.
- Manager Bunker reported that Area 11-5 Miramonte is officially under construction, with completion expected by mid-2020.
- Vice President Vatakis said new smoke and carbon monoxide detectors were installed in all rental units. The new units use lithium batteries that last for 10 years, representing annual savings of approximately \$8,000 on battery replacement.
- Director George announced that new home drawing information has been sent to all University Schools and Departments. Also, seven homes (25% of average annual resales) whose owners

were identified as not eligible to own in University Hills have been sold this year. Board member Irani suggested sending an updated analysis on housing wait times to University Schools and Departments. The wait time has increased because the home acceptance rate has increased in response to the outside housing market. ICHA agreed to present an updated report to the Board in June.

NUTS & BOLTS

Manager Bunker gave a presentation on Property Taxes, covering:

- The County Tax Assessor role
- Property taxes are paid in November and February
- The total collection amount may increase to 1.25% of the full cash value ([not market value; Prop 13 value](#)) after interest and redemption charges
- OC Tax Assessor reassesses properties annually and after change of ownership
- ICHA has no control over property taxes
- A Brief History of UHills Property Taxes
- Comparison of property taxes University Hills vs. Turtle Rock

OLD BUSINESS:

- **Mailboxes**

President Van Zandt presented an update on mailboxes. He presented a new proposal for engaging University Hills residents who own a personal mailbox in a process to 1) determine community wide preference and potentially 2) hold an election on the matter. Under phase one of the proposal, eligible residents will receive a survey asking if they prefer to maintain the status quo (individual boxes or US Postal Service-approved lockable boxes) or switch to cluster boxes. After discussion, the Board supported President Van Zandt's proposal.

NEW BUSINESS:

- **Review Blue & Gold Endowment Fund**

President Van Zandt asked the Board to consider investing in the Blue & Gold Endowment Fund. 70% of resources applied to the Fund are invested in equities in the form of index funds. The balance is invested in indexed bond funds. After discussion, the Board agreed to gather more information about the Fund from the University and investigate additional fees associated with the investment. The Board requested a model of the ICHA long and short term reserves with various alternatives of possible investment levels in the Blue & Gold Fund, to be presented at a future Board meeting.

- **Additional Insurance**

Vice President Vatakis and President Van Zandt asked the Board to consider an infrastructure insurance policy. The \$5 million coverage policy would cover all ICHA-owned buildings as well as all land and underground infrastructure for terrorist attacks and environmental pollution (such as lead, mold, etc.) at a cost of approximately \$45,000 per year. The Board requested time to review the policy.

ADJOURNMENT

The meeting adjourned at 5:35 pm.