

IRVINE CAMPUS HOUSING AUTHORITY

Board of Directors' Meeting

March 9, 2023

BOARD MEMBERS PRESENT: Nancy Da Silva, Samara Larson, Tyrus Miller, Diane O'Dowd, Heike Rau, Barbara Sarnecka and Christy Teague.

OTHERS PRESENT: Jennifer Barb, Mike Cannan, Barbara Correa, Karlie George, Andrew Herndon, Gerald Parham, Ron Reid, Hobart Taylor and Victor Van Zandt.

CALL TO ORDER: Victor Van Zandt called the meeting to order.

APPROVAL OF MINUTES: The Board approved the minutes of February 9, 2023.

REPORT ON OPERATIONS

- Manager Reid updated the Board that the basketball and tennis court resurfacing is underway. During this process, striping for pickle ball will be added to Gateway Park tennis courts. Completion of the project was pushed back to May because of rain.
- Director Correa reported on a couple of ongoing Yardi projects. The first item includes separating Ground Rent from other University Hills homeowner charges in the system. The team is sending out communication to homeowners informing them of the change. The second project is organizing the rental waitlist. Currently there are twenty separate waitlists, and the goal is to create one big waitlist report in the Yardi system in the next six months.
- Vice President Herndon updated the Board that the Homeowner's Representative Board (HRB) completed their election and the new member, who previously served on the HRB, is Gerald Parham. The next meeting will include the HRB discussing the December ICHA Board/HRB workshop topic of Aging in Place. The HRB and ICHA are working with UCI Health to discuss what services can be provided in University Hills. CEO/President Van Zandt added that a recent Volunteer Fair held at the Community Center accounted for 40 residents signing up to participate and help at future community events.
- Vice President Barb reported on the Short-Term Investment Pool (STIP) positive returns. THE STIP interest rebounded and has passed 3% in recent months.

- Director Cannan updated the Board on the Las Lomas demolition schedule. The work has been delayed from the original March 6 start date because of a CEQA requirement that requires a biologist to check the site during nesting season. The biologist spotted a Coopers Hawk building a nest in trees near the site and will continue to check on the nest to determine if the hawk is building or abandoning the nest. UC Irvine's Campus Planner will coordinate when work resumes.
- Vice President George reported that the shared appreciation from resale homes has reached one million dollars for this fiscal year. While only \$750,000 was budgeted this fiscal year, the favorable increase is due to the three resale indices increasing in the last twelve months. The increase has led to higher sales prices in University Hills, which accounts for higher shared appreciation than anticipated.
- CEO/President Van Zandt updated the Board on the Yardi software training that occurred for the rental team. Yardi completed two full days of in-person training for the whole rental team. In addition, the rental team had the opportunity to work with Yardi to discuss finalizing and implementing the waitlist.

NUTS AND BOLTS

University Hills Governing Documents

CEO/President Van Zandt provided an overview to the Board on the ICHA governing documents and distributed a memory stick to all ICHA Board members that includes all corporate documents. He updated the Board that everything starts with the Ground Lease, which is a business arrangement with ICHA and the UC Regents. He further explained that the Ground Sublease comes from the Ground Lease authority and replicates the terms with ICHA and the homeowner. CEO/President Van Zandt highlighted that ICHA is a separate 501(c)(3) corporation.

OLD BUSINESS

No old business

NEW BUSINESS

Review of Definition of New Recruit to Academic Senate

Vice President George presented data on applicants who are currently in the highest category

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of the resale waitlist to the Board. She also provided a report which included information on individual applicants who, based on the timing of their Senate Faculty appointment, are

qualified to be reviewed by the Board and the University to see if the applicant should be moved to the second category on the waitlist. The second category of the waitlist includes Current Senate Faculty applicants. The Board evaluated the data, discussed options and voted on a resolution.

Resolution 2023-01

Incoming Senate Recruit Class Revised Definition as of June 1, 2023

Recommend to the EVC/P to change the recruit status, effective June 1, 2023, for Senate members with appointment dates after June 30, 2020. In addition, Senate members with the following conditions are included in the Area 12-1 New Home Drawing: those who participated in their designated new home drawing and were not offered a home that meets self-selected criteria in waitlist and new home drawing applications, and/or applicants who put their names on the resale list within six months of being hired and have not yet been offered a home.

RESOLVED; *that effective April 1, 2023, upon approval from the Provost/EVC's office, that the "new recruit" status policy be defined as Academic Senate members and potential hires to the Academic Senate with appointment dates after June 30, 2020.*

FURTHER RESOLVED; *In addition, Senate members with appointments from June 2, 2018 through June 30, 2020 are eligible to participate in the Area 12-1 New Home Drawing who have the following conditions: those who participated in their designated new home drawing and were not offered a home, and/or applicants who put their names on the resale list within six months of being hired and have not yet been offered a home that meets self-selected criteria. If they decline to participate in the lottery they can remain on the "new recruit" list through December 31, 2024 but would not have the option of participating in any subsequent lotteries.*

ADJOURNMENT

The meeting adjourned at 2:50 pm.