

IRVINE CAMPUS HOUSING AUTHORITY

Board of Directors' Meeting

February 9, 2023

BOARD MEMBERS PRESENT: Jennifer Aaron, Yong Chen, Samara Larson, Tyrus Miller, Diane O'Dowd, Heike Rau, Suzanne Sandmeyer and Christy Teague.

OTHERS PRESENT: Jennifer Barb, Mike Cannan, Barbara Correa, Jason Danough, Nancy Da Silva, Karlie George, Andrew Herndon, Susan Pearlman, Ron Reid, Victor Van Zandt and Elaine Vatakis.

CALL TO ORDER: Jennifer Aaron called the meeting to order.

APPROVAL OF MINUTES: The Board approved the minutes of November 10, 2022.

REPORT ON OPERATIONS

- Manager Reid updated the Board that concrete improvements in University Hills are under way. There are four weeks of work remaining and approximately 170 areas of concrete replacement, which includes ripping out and replacing the sections.
- Director Correa reported that the rental team is about to launch the online lease execution module in Yardi. Yardi was adopted three years ago, and the first step was to move the rental operations from paper to online. Yardi will be onsite for a two-day training with the whole rental staff this month.
- Vice President Herndon updated the Board that tree pruning is complete for the year. Since July 1735 trees have been pruned and after the winter storms, no trees have been lost. UCI Nature expressed concern with pruning along the preserve because of the white-tail kite bird nesting in the trees. ICHA worked with Nature, School of Biology and Campus Planning to plan the trimming of seven trees along the preserve. ICHA brought a Biologist and the Campus Arborist to observe. ICHA maintains 7,000 trees in University Hills to ensure the big trees close to homes are well maintained.
- Vice President Barb reported financial results through September have been favorable. Shared appreciation is better than average and interest rates are increasing which are both positive.

- Vice President Vatakis reported on ICHA's newest employee, Sheila Ruiz. Her role has been in the budget since last fiscal year and she will be responsible for the physical operations of the apartments.
- Director Cannan updated the Board that UC Irvine's Police Department and Orange County Fire Authority will be holding training exercises in the vacant Las Lomas apartment units that are being prepared for demolition. A notice has been sent to residents of the event. Additionally, he reported that the Balcony Bill inventory has been completed and submitted to UC Irvine's Real Estate department as requested. The Balcony Bill was enacted in 2019 after a balcony collapse in Berkeley, CA. The bill requires inspections of exterior elevated elements every six years, applies to multifamily buildings and inspections are due by January 2025.
- Vice President George reported that a Ground Sublease eligibility case has been resolved and the sale of the home is currently in escrow. The buyer is an Incoming Senate Faculty member. The case was complex and required ICHA's attendance in court for the judgement of the property.
- Vice President Vatakis updated the Board that the end of year appraisal for ICHA owned apartments is complete. The rental rate structure is in line with the appraisal to prevent imputed income taxes being applied to university employees. This pro-active, safe harbor measure has been in place for years. Additionally, she reported that the insurance renewal was completed in the month of December. ICHA's broker, Partners, took the policy package out to bid in the market and the result was that the existing carrier was the most competitive. The Pollution Policy renewed in January with the addition of a terrorism policy.

OLD BUSINESS

2022 ICHA-HRB Workshop Summary and Recommendations

Community Events and Programs Coordinator Danough and Vice President George provided a review of the four categories that were discussed at the ICHA-HRB workshop; Emergency Preparedness, Wellness and Well-Being, Deferred Maintenance and Right-Sized Housing. An update was provided on activities that were already in place to meet the goals of the workshop, activities that were in the planning phases and others that will be planned to meet the goals of the workshop. Some highlights include an event on Earthquake Preparedness, a Friendsgiving event in November, adding a coffee machine in the lounge, and a Garden Tour and Vendor Fair.

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 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 and requested that the formal review be conducted during the next Board meeting.

ADJOURNMENT

The meeting adjourned at 2:45 pm.