

## **IRVINE CAMPUS HOUSING AUTHORITY**

Board of Directors' Meeting

September 14, 2023

**BOARD MEMBERS PRESENT:** Jennifer Aaron, Nancy Da Silva, Samara Larson, Diane O'Dowd, Suzanne Sandmeyer and Michelle Thrakulchavee.

**OTHERS PRESENT:** Mike Cannan, Brad Conley, Barbara Correa, 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 June 8, 2023.

### **REPORT ON OPERATIONS**

- Director Reid reported that California Avenue, between Gabrielino and Anteater, in University Hills received a slurry seal. The larger plan for addressing 50% of the community streets was postponed due to the potential for unforeseen road work. The slurry project is anticipated to resume in Summer 2024. Slurry coating streets is a maintenance measure that prolongs the life of the asphalt. In addition, overnight emergency work was completed on Gibbs Court to repair a domestic water line leak that served the homes on the street.
- Director Correa recounted a recent ICHA announcement to the community regarding Tropical Storm Hilary, which included National Oceanic and Atmospheric Administration's website link to track the storm and ways that residents can prepare for the storm's arrival. The community-wide announcement was prompted by a recommendation from the HRB. The ICHA e-mail blast received a 62% open rate and an 80% click rate on the NOAA link that provided real-time information on the storm.
- Vice President Herndon shared the success of University Hills' Story walk project that is nearing its halfway mark in the second year. The HRB, spearheaded by Board member Cami Patel, proposed a children's reading and hiking adventure through community open space. Children's books have been enlarged, mounted onto 20 display board stations that are distributed approximately 30-40 feet apart along Vista Bonita Park's walkway trail. The display is just short of 300 yards long and offers a slight physical challenge as you read uphill. A new book is displayed each month. In addition to the

Story Walk project, Herndon reported on coyote sign postings that will be placed throughout the community. The signs, mirroring information from the City of Irvine's Animal Control Group, will be placed within the community where coyotes have been sighted to raise attention and awareness.

- HRB member Pearlman announced the upcoming kickoff meeting for an aging-in-place focus group. The group is comprised of 14 participants who are engaged in the community. The HRB is excited to report on the group's findings. Pearlman also extended an invitation to the ICHA Board and staff to participate in the Halloween Spooktacular event held on October 28, which will be a trunk-or-treat in the Community Center parking lot.
- CEO/President Van Zandt reported on behalf of Vice President Barb that the 2022-2023 budget, which was approved by the Board to run at a slight loss last year, ended up in a positive position. It was positively impacted by a higher than projected interest rate and shared appreciation.
- Vice President Vatakis provided the Board with an update that the corporation has contracted with Edge to Learn for online training, which will include regulatory required trainings and best practice courses. The training will roll out to all employees as an online resource.
- Director Cannan shared that the Los Trancos Park and Pool renewal will be completed alongside the construction of Area 12-1 and is anticipated to be delivered when the final homes are closing. To prepare for the project, ICHA met with the HRB representative to study the Los Trancos Park and Pool community survey results. The team vetted the results for amenities that were plausible, and the draft was sent to the landscape architect to create the conceptual plan.
- Executive Vice President George shared the success of the first annual University Hills Garden Tour and Home Improvement Vendor Fair that was held on September 9. More than 100 residents explored two walking garden tour routes, which included seven homeowners displaying their gardens. Fifteen home improvement vendors set up booths at the Community Center and two lenders provided information on Home Equity Lines of Credit if homeowners needed a funding mechanism for home improvements. Additionally, George announced the recent hiring of a Manager of Real Estate Sales and Administration, Dodie Gilbert. Gilbert has been a long-time ICHA facilitator.
- Vice President Vatakis updated the Board that rental has seen fewer turnovers; historically, the portfolio turnover rate is approximately 50%, however, last fiscal year

the turnover rate was 30%. The decrease in turnover can be linked to an increase in faculty renting for longer terms. This is a result of the recent lack of opportunity for purchasing within University Hills.

## **OLD BUSINESS**

### **Area 12-1 Update**

Director Cannan provided an updated project schedule for the Area 12-1 design. The team is working through civil engineering plans of wet utilities, the Verdura Retaining Wall Block System design and going through the floorplans with the Architect and Builder to improve circulation, livability, and other slight changes to enhance the floorplans. Discussion has begun on the design specifications that will be included within the home, using the builder's specifications as a baseline. ICHA is mindful that materials selected are best suited when they are long-lasting and cost effective. The letter of engagement has been signed with Banner Bank for the construction loan and work is being completed for loan approval.

## **NEW BUSINESS**

### **University Hills Recruitment Video**

CEO/President Van Zandt introduced the University Hills recruitment video, a 4-minute video highlighting University Hills' regional location, proximity to campus, housing portfolio and amenities. The video is intended to replace printed brochures used by the Real Estate Sales and Administration department when meeting with candidates and was viewed by the ICHA Board. The Board felt that the video, though valuable, needed some editing of the text. With the lack of home purchase opportunities for many of the new faculty recruits in recent years, the Board recommended that the text be informational and not market focused.

### **Area 12-1 Street Name**

Director Cannan reported that the Area 12-1 street name selection is complete. The process included selecting historical figures with a relationship to the University, for example a subject taught on campus. The ICHA Board then ranks the names, ICHA vets the names for other street name use using GIS, public safety, OCFA, and USPS. The City of Irvine provides a letter verifying the use of a street name in University Hills. The final step is for ICHA to request ICHA Board approval. The ICHA Board approved the street named Ginsberg Court for use in Area 12-1.

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Board of Directors' Annual Meeting  
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**ADJOURNMENT**

The meeting adjourned at 3:15 pm.