

IRVINE CAMPUS HOUSING AUTHORITY

Board of Directors' Meeting

January 9, 2025

BOARD MEMBERS PRESENT: Jennifer Aaron, Nancy Da'Silva, Gillian Hayes, Tyrus Miller, Michelle Thrakulchavee and Ian Williamson.

OTHERS PRESENT: Jennifer Barb, Mike Cannan, Brad Connely, Barbara Correa, Karlie George, Andrew Herndon, Kim Hockings, Hobart Taylor, Victor Van Zandt, Elaine Vatakis and Tricia Wolsky.

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

APPROVAL OF MINUTES

The Board approved the minutes of October 10, 2024, subject to Heike Rau's last name being corrected.

REPORT ON OPERATIONS

- Director Reid shared an update on light replacement for Mistral Court, specifically the lighting for alleyways and garage address lights that residents weren't replacing. Ninety-five percent of the lights needed replacement, so ICHA came up with a plan with a lighting contractor to replace the photocells and retrofit 60 separate Mistral resident-controlled garage address lights to operate with an LED light source. The issue of very dark alleyways has been corrected, and safety is enhanced.
- Vice President Barb and Director Correa presented their update on the transition to the new payment processing system, Yardi. The automatic payment system has been automated which reduces error, security risk, and staff time. Payments and transactions are now visible in the resident portal. The registration goal of sixty-six percent has been met, with most homeowners signing up without ICHA assistance. Apartments began registration in March, condos in November, and the rest of the community in December. There is a single sign-on for this system, and each resident account has its own page. Residents will receive notification of upcoming payments and of payment receipt. Extensive communication prior to this set up was sent out via email to all homeowners with personalized language and FAQs. The "Payments" tab shows outstanding balance, autopay feature, and one-time payment option. "Recent Activity" tab shows the user's payment history, which residents have never had before.

ICHA Secretary / Treasurer Miller thinks it's great and has already signed up with autopay. ICHA will continue to work with residents in the coming months to achieve full enrollment.

- Vice President Herndon reported that 939 trees have been trimmed since September and will reach 1,000 trees trimmed by the end of January. No trees or limbs were lost during the recent windstorm.
- Vice President Vatakis shared that the first annual Employee Health and Wellness Fair was held for ICHA employees in October. Exhibitors presented and then employees had opportunities to speak with the exhibitors and receive services for the rest of the fair. The health and wellness services included the American Red Cross, chiropractic care, aging well resources, preventative care (blood pressure screenings provided by UCI,) acupuncture, holistic health, meditation, and flu and COVID-19 vaccines (administered by Rite Aid.) ICHA's health carrier, Blue Shield, and health broker, Heffernan, were also present to provide information on health benefits and answer plan-related questions. Schools First Credit Union participated in the event to share banking information, as ICHA employees are now eligible to open accounts with the credit union.
- Director Cannan reported that Area 12-1 is on schedule. Framing is nearly complete, and paving is complete for Ginsburg Court. The construction of the Easterly trail/paseo is in process and will open to pedestrian access as soon as suitable lighting can be established. Regarding the reforestation of the paseo more trees will be planted than were taken away. Area 12-2 is up for approval at the next Regents meeting.
- Director Wolsky gave an update on 12 Virgil, which is closing escrow on January 17th. This was an eligibility case with severe deferred maintenance. ICHA paid for the refurbishment of the home, and the new buyers are very happy. She also reported that for real estate sales, the change in the new recruit definition resulted in 75 applicants being moved to Category 2. Five applicants came back with questions and were provided with an option to meet. The Deans have this new information.
- Vice President Vatakis spoke on the new resident events for renters, which included coffee mornings with a professional barista on site. All renters were invited, at the Coltrane pool and another time at Santiago Apartments. This helped improve the engagement with the renters and the intention is to hold these events quarterly, then hopefully monthly. On the corporate insurance front, policy renewals were all renewed by October 1. The objective is to stay with our existing carriers without exceeding the budgeted increases. The policies increased by only 6%, which is a success overall, especially since we had no claims and didn't face cancellation. The most

dramatic increase was a 60% jump in crime policy; however, this is not due to increase in theft or crime, just due to nature of insurance rates currently.

OLD BUSINESS

UC Irvine Home Maintenance Policy

Executive Vice President George EVP George discussed with the ICHA Board a possible timeline to work with UC Irvine to create a home maintenance policy to help ensure that the homes in University Hills continue to be maintained in good repair for future generations of faculty. Knowing that this process could take some time, the Board thanked EVP George and offered to provide help as needed.

Board Replacements

Chairperson Aaron shared that ICHA Board Member Jonathan Watanabe left UC Irvine to join UC San Francisco. Additionally, other board members will term out in June. This leaves three seats up for replacement. The UC President will delegate Board member approval down to the UC Irvine Chancellor, which should be complete in a couple of weeks. The intention is to replace seats like for like (faculty/faculty, staff/staff, etc.) The ICHA Board will recommend Board candidates to the provost. A UCI Medical representative would be preferred. No decision is needed today.

NEW BUSINESS

Ground Sublease Enforcement Report

Director Wolsky shared there were 35 resales due to eligibility cases since 2018. Eligibility is determined if a homeowner is terminated or left employment or is not using home as primary residence.

ADJOURNMENT

The meeting was adjourned at 2:50 pm.