

BOARD OF DIRECTORS
REGULAR MEETING
CP 250 CONFERENCE ROOM
10:00-11:00 AM | WED 02/17/10

Present: Jim Alexander, Bill Barrett, Jay Bond, Bill Dickerson, Michael LaCour-Little, Mark Stohs.

Staff/Guests: Ann Ehl, Bill Herbert, Frank Mumford.

Excused: Ted Bremner, Pat Carroll.

I. CALL TO ORDER

Chair Mark Stohs called the meeting to order at 10:10 am.

II. APPROVAL OF MINUTES

A. 12/15/09 Regular Meeting

Jay Bond moved, Michael LaCour-Little seconded and motion carried to approve the minutes of the regular December 15, 2009 Board of Directors meeting. Approval was unanimous.

B. 01/07/10 Special Meeting

Bill Dickerson moved, Jay Bond seconded and motion carried to approve the minutes of the special January 7, 2010 Board of Directors meeting. Prof LaCour-Little abstained; all others approved.

III. TREASURER'S REPORT

Jim Alexander reported that the first six months, the Housing Authority had a cash balance of \$75,000 and a few liabilities. There was no major difference in payroll expenses. Differences in nonpayroll expenses were due to audit-mandated depreciation on leased units and a home closing in the new fiscal year and not in the previous.

As of 01/31/10, the accounts and notes receivables were both down from the previous month. There were no other basic changes between the two months; the Housing Authority continues to do well collecting rents.

IV. EXECUTIVE DIRECTOR'S REPORT

Bill Dickerson reported that 1405 Educators Way is on the verge of being foreclosed; we are working with SchoolsFirst to cure that loan. The Dewjis transferred to Toronto and had four students renting their home. The students each had a car; with each UH home allowed two cars (in the garage) and one guest parking, the student renters were violating UH policy. Non-student replacement renters are now in the Dewji home. Bill Herbert received an inquiry from a Chancellor's Office employee regarding the lease-purchase option. A year ago, we made the lease-purchase option to CSUF faculty and staff. Mr. Dickerson asked whether the Housing Authority open this to the education community?

Bill Barrett moved to make the lease-purchase option available to the educational community, Michael LaCour-Little seconds and motion carries. The vote was unanimous. At University Gables, two more homes are now available for sale. Victor Van Zant, Associate Director at the Irvine Campus Housing Authority (ICHA) has a wife who's a Dean at Biola University, who expressed that Biola faculty are interested in the University Gables homes. This will create an additional pool of potential buyers. Wells Fargo has provided the last four mortgages on UG homes, with SchoolsFirst tightening their restrictions and no longer offering no down payment and no PMI. Encore has collected revenue, paid bills and maintained homes at UG. However, Jim Alexander is looking into the possibility of the Housing Authority doing the maintenance and renegotiating the contract with Encore to do just the revenue collection and bill payment.

V. REPORTS

A. LEGAL UPDATE

John gave a privileged update.

B. CLOSED SESSION: MOFO & RW SMITH SETTLEMENT DISCUSSION

The Housing Authority Board of Directors ascertained that Bill Barrett, Jay Bond and Michael LaCour-Little (in addition to Bill Dickerson and Jim Alexander) would make quorum for the 03/01/10 negotiations.

C. UH RENT INCREASE REVISITED

Bill Dickerson reported that there might be some concern that this may not be the best time to raise rents, particularly with rental market rates decreasing and the 10% pay cuts to faculty and staff (due to furlough). Frank Mumford said that most rates are staying steady and not moving up; Jim Alexander said that most renters are paying on time and questioned the wisdom of increasing rates \$25/month and losing renters in return. Michael LaCour-Little recommended staggered leases so that not all leases expire at once. Currently five or six (of 26) have expired leases; with 16 of 26 paying \$100/month less than the other 10 units.

Michael LaCour-Little moved to keep rents the same except for renters who pay month-to-month which shall be increased by \$100/month and extend leases for one year from the date of the original lease; Bill Barrett second and motion carries. The vote to approve was unanimous.

VI. ANNOUNCEMENTS

The next scheduled meeting is Tuesday, March 16, 2010 @ 3:30 pm.

VII. ADJOURNMENT

Chair Mark Stohs adjourned the meeting at 11:20 a.m.

Approved by the Board of Directors, March 16, 2010.

Jay W. Bond, Secretary