

**Santa Clara Teacher Housing Foundation
Board of Directors Meeting Minutes
March 2, 2021**

A. ORGANIZATIONAL ITEMS

1. Call to Order – 3:05 p.m.

Present: Steve Lodge, President, Elise DeYoung, Mark Schiel, Eric Dill, Cariste Blase, Michal Healy, Angeline Ruiz and 3 Residents of Teacher Housing

2. Approval and Acceptance of Agenda Items

Motion By Elise DeYoung, Seconded By Eric Dill to Approve and Accept the Teacher Housing Foundation Board Minutes of February 2, 2021 with the request by Mark Schiel to move Discussion Item D3 To D7. Motion Carried 4 Yes (Lodge, Dill ,De Young, and Schiel); 0 Noes

3. Approval of Teacher Housing Foundation Board Minutes: February 2, 2021

Motion By Steve Lodge, Seconded By Mark Schiell to Approve the Teacher Housing Foundation Board Minutes of February 2, 2021. Motion Carried 4 Yes (Lodge, Dill ,De Young, and Schiel); 0 Noes

B. PUBLIC COMMENT ON NOTICED AGENDA ITEMS

Pursuant to Govt. Code 43954.3(a), members of the public will be afforded an opportunity to directly address the Board on any Item noticed on this Board Meeting Agenda before or during the Board's consideration of that Item. The law does not permit board action on any item not on the agenda, and must restrict public comment at Board Meetings to Items noticed on the Meeting's agenda. Members of the public wishing to address the Board must complete and submit a form provided for that purpose in the lobby prior to addressing the Board. In order to complete the business of the meeting in a timely manner, the normal time limit allotted is 2 minutes per speaker.

Public Comments:

Moved to the end of the meeting in order to allow teachers who are still working to participate.

- B.1 Public comments from residents of Casa Del Maestro
Comment is below:

Rent prices. Considering commuting teachers and the rent they pay (not just within Santa Clara City limits). Residents may be leaving before the full max of 7 years to relocate to cheaper housing either in or out of the area.

C. ACTION

C.1 Approval to add parking lot striping of parking spots assignment to the lease.

DISCUSSION: Residents currently have parking permits on windshields. Re-stripe and assign parking numbers to residents. Quotes for resealing and a new striping plan with appropriate tow-away signage for unauthorized vehicles in parking lots will be added to the next agenda.

D. DISCUSSION

D.1 Discussion of Storm Doors

- Aluminum door w/ built in screen with locks (to be removed). This is approved.

D.2 General Maintenance, Grounds and Property Update

- Trees are being treated for sap. Next treatment scheduled for April or May
- Duct treatment scheduled for 3/15/21.
- Child proof locks pulling off the first layer of cabinet paint. Entire cabinet unit is having to be replaced due to damage.
 - Develop language for lease to include specific child-lock options that do not damage cabinets. Provide cost to replace cabinets if damages occur.
- No mail theft complaints.
- 9 current vacancies: (5) 1 bedroom (4) two bedrooms
 - 3 teachers that will possibly put down deposits.
- 3 new vacancies since last meeting and 2 more vacancies planned for next month
- Contingency plan to address a secondary list that needs to be created to meet financial obligations (vacancy fills) possibly considering neighboring district teachers.
 - If tenants are approaching max time limit, possible extension can be discussed
 - 66 people currently on the waiting list

D.3 Rental Agreement Update - Pet Policy

- Currently only allowing service animals, not pets
- Future requirement of deposit, animal insurance and rent

D.4 Signage Update

- Under 1k to get all 4 signs re-done.
- Building signs will be ordered and installed. No additional lighting is needed.

D.5 Teacher Housing Foundation Bylaws Update

- Working with council to review bylaws and sent to THF for mark-up

D.6 Discussion of Balance Sheet

- Possible debt refinancing in order to beat estimates by more than 10%

- Don't have to extend the term and can address the balloon payment.
- Ensure we're receiving adequate income to pay back debt obligations to show possible investors.
- School Board must approve the refinancing in addition to Foundation Board

D.7 Discussion of future agenda items

D.8 Future agenda items

- April 12: Budget Study Session
 - Rent increase/decrease
 - Parking Lot Resealing/Restriping
- April 14: Governance Study Session
 - Approve a calendar of meetings for the next year
- June 7: Regular Meeting
 - Approval of rent and budget for fiscal year 21-22

E. ADJOURNMENT

Motion: Elise De Young Seconded: Mark Schiel

To Adjourn The Meeting 4:07pm

Next scheduled meeting:

- Monday, April 12, 2021: 4:00 - 5:30

Persons requiring auxiliary aides, who plan on attending the Board meeting, must notify the District Office 24 hours before the meeting at 408-423-2005.