

Santa Clara Teacher Housing Foundation Board of Directors Meeting

Date and Time: **Monday, May 17, 2021**
Meeting Place: Call to Order, 3:30 p.m.

Santa Clara Unified School District
Web Zoom Meeting
<https://us02web.zoom.us/j/89833994274?pwd=QWVSbEwyNTd2MUo2Yml6bGFHOWZMdz09>

A g e n d a

A. ORGANIZATIONAL ITEMS

- A.1 Call to Order – 3:30 p.m.
 - Steve Lodge, President
 - Elise DeYoung
 - Eric Dill
 - Mark Schiel

- A.2 Review and Acceptance of Agenda Items

MOTION: _____ SECONDED: _____ DISCUSSION: _____ VOTE: _____

- A.3 Approve April 12, 2021 Meeting Minutes

MOTION: _____ SECONDED: _____ DISCUSSION: _____ VOTE: _____

- A.4 Approve April 21, 2021 Meeting Minutes

MOTION: _____ SECONDED: _____ DISCUSSION: _____ VOTE: _____

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.

C. ACTION

- C.1 Approval of additional language to be added to the Renter Agreement on child proof locks.

Section 13. Maintenance, Repairs, or Alterations

Tenant acknowledges that the Leased Premises are in good order and repair, unless otherwise indicated in Exhibit "D", attached hereto and made a part hereof. Tenant shall, at his own expense, and at all times, maintain the Leased Premises in a clean and sanitary manner including all equipment, appliances, carpeting, walls, woodwork, **cabinets**, and wall coverings therein and shall surrender the same, at the termination hereof, in as good condition as received, normal wear and tear excepted. **Tenant understands that no special efforts have been made to "childproof" the Rental Unit. Tenant shall have the right to install childproof hardware to windows, cabinets and doors, so long as the installation is not permanent or causes damage to surfaces. Any damages caused by installation of such items, will be at the sole cost of the Tenant.** Tenant shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Tenants shall not paint, paper or otherwise redecorate or make alterations to the Leased Premises without the prior written consent of the Landlord. Tenant shall irrigate and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weeds, if such grounds are a part of the Leased Premises and are exclusively for the use of the Tenant. Tenant shall not commit any waste upon said Leased Premises, or any nuisance or act which may disturb the quiet enjoyment of any tenant in the building.

MOTION: _____ SECONDED: _____ DISCUSSION: _____ VOTE: _____

- C.2 Approve New Rent Prices

MOTION: _____ SECONDED: _____ DISCUSSION: _____ VOTE: _____

- C.3 Increase the household income of all occupants of an apartment to \$190,000.

MOTION: _____ SECONDED: _____ DISCUSSION: _____ VOTE: _____

Discussion: The current household income is \$136,000.

C.4 Appointment of Board Officers; effective July 1, 2021 - President, VP, Secretary

MOTION:_____SECONDED:_____DISCUSSION:_____ VOTE:_____

D. DISCUSSION

D.1 General Maintenance, Grounds, Property Update

D.2 Vacancy Update

D.3 Role and Responsibility of Accountant Dave Tobkin

D.4 Budget Review

D.5 Recruiting New Board Members

D.6 Future Agenda Items

E. ADJOURNMENT

MOTION: _____ SECONDED: _____ DISCUSSION: _____ VOTE: _____

Next Meeting: June 7, 2021; 3:30 pm

The Board of Directors may take other actions relating to the issues as may be determined following consideration of the matter and discussion of the recommended actions.

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.

Agenda materials distributed less than 72 hours before a Board meeting can be inspected at the Chief Business Officer's Office, 1889 Lawrence Road, Santa Clara.