



## **C. DISCUSSION**

### **C.1. GENERAL MAINTENANCE, GROUNDS, PROPERTY UPDATE**

- Trees around the property pruned and treated
- Fencing update - materials have arrived and the fence construction will be scheduled soon
- Replaced older water heaters. This is an ongoing maintenance issue. Most are the original water heaters.
- No instances of vandalism since the last meeting

### **C.2. VACANCY UPDATE**

Demitri stated that there are 12 vacancies. Two tenants were offered a 1 year extension of which one accepted. 3-4 people are interested in moving in over the summer.

A new flier was created to include the pet allowance. Teachers who have been employed for less than 10 years will receive this flier this week (to their SCUSD email addresses). The application process will be automated with a Google Form and the information will be accessible to Nora in HR, Michal and Demitri. Nora will verify that they are current employees and have a valid teaching credential.

There are typically 9-12 vacancies so it was suggested that Santa Clara USD partner with other education institutions to fill vacancies or allow classified staff the option. Mark will discuss the current bylaws with Legal counsel to determine if updates are needed to open up applications to neighboring partners and/or classified staff.

This item will be brought to the next meeting as either a Discussion or a Closed Session item pending Legal advice.

### **C.3 BUDGET REVIEW**

Mark reviewed the budget (as of January 31, 2022) which was provided by Demitri. Revenues were higher than expected and expenses were higher than anticipated with a net positive of \$9,264.00). The previous Accounting and Tax firm presented a lot of challenges this year. A Tax firm will be solicited and the Financials for Teacher Housing will be prepared by the District.

Mark will create a draft budget for 2022-2023.

### **C.4 AUDIT**

Jimmy Bhakta and Garima Pathak from Harshwal presented the Audit results for the 2020-2021 fiscal year. Jimmy reported that there were no findings. After looking at internal controls, no weaknesses were identified.

The Board requested a chart with previous years expenditure and income balances to compare with the most recent numbers. Jimmy will provide this for the Board.

### **C.3 FUTURE AGENDA ITEMS**

- Legal review of Bylaws to explore the option of expanding eligibility for tenants
- Lease Amount Review (April)
- Draft of Budget in May
- Deferred maintenance plan with new Architects working with District

### **D. PUBLIC COMMENT ON UNAGENDIZED 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.

Minutes:

David Ledesma was present and asked for an update on site security (installation of cameras) due to delivered packages still being stolen.

The Board provided the following updates:

- Fence on the west side of the complex will be replaced (now that materials are available)
- New lighting may be installed (include addition of LED lights)
- Difficult to find a new place for mailboxes that is ADA compliant (maybe around the REC room)
- Cameras - difficult to provide power to them and that makes it challenging

### **E. FUTURE TEACHER HOUSING FOUNDATION MEETING DATES**

**E.1. April 11, 2022 4:00 PM**

**May 9, 2022 4:00 PM**

**June 13, 2022 4:00 PM**

### **F. ADJOURNMENT 4:40 PM**

Motion: Elise

Second: Eric

Vote: Pass