



**Minutes of the
Educational Housing Corporation Board of Directors Regular Board Meeting
February 12, 2026 3:00 p.m.**

**In-Person at the District Office (3401 CSM Drive, San Mateo, CA 94402)
and ZOOM Webinar**

DIRECTORS	OTHER ATTENDEES
Richard Holober, Vice President	David McLain, SMCCCD
Grace Beltran, Treasurer	Peter Fitzsimmons, SMCCCD
Wayne Lee	Carina Warne, SMCCCD
Brittney Sneed	Bob Talbott, BLVD Residential
Meta Townsley	Sabrina Cosentino, BLVD Residential
ABSENT	Selena Gillette, BLVD Residential
Peggy Berlese	Stephanie Montenegro, BLVD Residential
Sheena Collins	

OPEN SESSION

Call to Order and Roll Call

Vice President Holober called the meeting to order at 3:03 p.m. Members in attendance are listed above.

Review and Approve the Order of the Agenda

The order of the agenda was approved unanimously with all members voting aye.

Public Comments on Non-Agenda Items

None

Approval of Minutes

It was moved by Mr. Lee and seconded by Ms. Townsley to approve the Minutes of November 6, 2025. Director Sneed abstained, and the motion carried with all other members voting aye.

District Staff Updates

Mr. McLain provided an update on the status of the Faculty & Staff Housing Waitlist. He said the waitlist currently has a total of 311 employees (57 Full Time Faculty, 186 Full Time Staff, and 68 Adjunct Faculty).

Mr. McLain gave an update on the Cañada Vista Temporary Stormwater Redirection Project. He said the project is now complete and shared photos of the project.

Mr. McLain said staff continues to explore options for package lockers at Cañada Vista and expects to bring that forward to the Housing Board for a future discussion.

Mr. McLain reported that Director Beltran has been nominated by the District Academic Senate to serve another term on the Housing Board. Her reappointment will be presented to the Board of Trustees for approval at its next meeting.

BLVD Residential Updates

Ms. Montenegro provided an occupancy update. She said Cañada Vista is 96.7% occupied with 2 vacancies, College Vista is 95.5% occupied with 2 vacancies, and College Ridge is 96.7% occupied with 1 vacancy.

Ms. Montenegro said fire alarm testing, dryer vent cleaning, and water heater inspections were completed at all three properties in December 2025.

DISCUSSION ITEMS

Review of Q2 Financial Statements for FY 2025-26

Ms. Cosentino presented the Q2 Financial Statements for FY 2025-26 for Cañada Vista. This period covers July to December 2025. Ms. Cosentino gave an explanation for variances in each category. She said the primary variances are due to turnover expenses and insurance expenses.

Ms. Cosentino presented the Q2 Financial Statements for FY 2025-26 for College Vista. Ms. Cosentino gave an explanation for variances in each category. She said minor variances are due to higher-than-expected vacancies, turnover costs, and insurance expenses.

Ms. Cosentino presented the Q2 Financial Statements for FY 2025-26 for College Ridge. Ms. Cosentino gave an explanation for variances in each category. She said variances are due to higher-than-expected vacancies and insurance expenses. Ms. Townsley asked about increased utilities expenses. Ms. Cosentino said increased utilities expenses are due to water and sewer.

INFORMATION ITEMS

Clubhouse Rental and Usage Report

Mr. McLain presented the Clubhouse Rental and Usage Report for calendar years 2023, 2024, and 2025. Mr. McLain said there has been steady growth at College Vista and higher overall utilization at Cañada Vista. In 2025, he said the revenue was the highest and across both sites, personal events accounted for 84 out of 127 total events. Ms. Townsley asked about the rental rate for the club houses. Ms. Warne said, for personal events, the rental rate is \$50 for every four hours.

Mr. Holober asked how the clubhouses are being promoted and if the wider community is aware of this resource. Mr. McLain said the clubhouse spaces are known primarily through word of mouth and have not been formally promoted. He said that the priority has been to provide this resource to residents and employees.

Ms. Sneed asked about furniture replacement at the Cañada Vista Club House. Ms. Cosentino said BLVD Residential is working on procuring bids for carpet replacement, painting, and furniture upgrades at both the Cañada Vista Clubhouse and the College Vista Clubhouse.

Mr. Holober noted that revenue generated from clubhouse rentals is ancillary, and that use by external groups helps increase visibility for the colleges.

Ms. Beltran stated that if awareness of the clubhouses increases and public use grows, additional parking signage may be needed, along with consideration of a booking system.

ACTION ITEMS

Consideration of Amendments to the Educational Housing Corporation Board Bylaws – Second Review

Mr. McLain presented the consideration of amendments to the Educational Housing Corporation Board Bylaws. He said amendments have been made regarding board composition, professional experience, and minor edits in language.

Ms. Sneed clarified that CSEA is the recommending body, but they can recommend any Classified professional or staff including AFSCME and Non-Represented employees. Mr. Holober suggested using the term “Classified” employee instead of “CSEA” and use “Faculty” member instead of “Academic Senate”.

It was moved by Mr. Lee and seconded by Ms. Townsley to approve the Educational Housing Corporation Board Bylaws – Second Review as amended. The motion carried unanimously.

Annual Election of Officers

It was moved by Mr. Lee and seconded by Ms. Townsley to nominate Mr. Holober to serve as President. There were no other nominations. The motion carried unanimously, with all members voting aye.

It was moved by Mr. Lee and seconded by Ms. Sneed to nominate Ms. Townsley to serve as Vice President. There were no other nominations. The motion carried unanimously, with all members voting aye.

It was moved by Ms. Sneed and seconded by Mr. Lee to nominate Ms. Beltran to serve as Treasurer. There were no other nominations. The motion carried unanimously, with all members voting aye.

Statements from Corporation Directors

None

Adjournment

The Housing Board adjourned the meeting in memory of Francisco Magaña.

The meeting was adjourned at 4:01 p.m.