Minutes of the Regular Meeting of the CSUSM Corporation Board of Directors September 24, 2025

ATTENDEES

Board Members Present: Denise Garcia *(Acting - Chair),* Charles De Leone, Leon Wyden
Board Members on Zoom: Ann Bersi *(Vice-Chair)*, Cameron Munn, Carmen Rene, Elaine Pollard, Carl Kemnitz, Chris Thibodeau, Jennifer Ostergren, Kim Pulvers, Kristin Stewart, Michael Walsh, Sarah Villarreal, Viridiana Diaz
Board Members Absent: NA
Staff Present: Deanne Ellison, Dorothy Davis, Jainine Prior
Staff Present on Zoom: Deborah Davis, Trina Beckwith
Guests: NA

I. Convening of the Regular Meeting

Following the adjournment of the Annual Meeting by Acting Chair Garcia, the Board transitioned to the Regular Meeting agenda at 4:36 p.m.

II. Open Session

Garcia opened the floor for public comments. With no guests present, the meeting proceeded as scheduled.

III. Consideration of Minutes

Chair Garcia asked if all members had reviewed the minutes from the following meetings, which were distributed prior to the session: May 12, 2025, June 18, 2025, September 4, 2025
She then called for any corrections. No corrections were offered, and the minutes were approved as distributed.

IV. Committee Reports and University Updates

A. **University Update** *(Villarreal)*

- Launch of "Blueprint for the Future" campaign
- $10M gift from Hunter Industries for Integrated Sciences & Engineering Building
- Official student census: ~17,500 students
- Upcoming HSI Summit on October 6

B. **Executive Committee** *(Garcia)*
- Reviewed calendar, nominations, bookstore RFP, and orientation topics.

C. **Sponsored Projects Committee** *(De Leone)*
- $22M in expenditures; 2.7M in indirect cost recovery.
- Strong performance despite federal funding challenges.

D. **Finance & Operations Committee (***Rene)*
- $4.2M net income (favorable by $2M)
- Investment income is nearly $999K

E. **Joint Audit Committee Report** *(Prior)*
- Audit reports reviewed; final approval of Single Audit A-133 pending due to OMB (US Office of Management and Budget) delay.

F. **Housing & Dining Advisory Committee** (*Walsh)*
- Move-ins are completed for the new academic year.
- Occupancy rate is averaging 98% across all housing facilities.
- Working with students to rename "Block F" to a more engaging name.
- New Starbucks opened in the University Student Union (USU):
  - Too early for sales comparison, but initial feedback is positive.
  - Mobile ordering is available and well-received.
- Crash's Market:
  - Sales are up 15%.
  - Sushi is a top seller, with 100–125 servings per day.
- Hilltop Grill:
  - Refreshed look and feel.
  - New menu items added.
  - New Executive Chef joined the dining team

G. **Corporation Updates** *(Ellison)*
- Bookstore RFP launching October 1
- Wellness & Recreation acquisition approved by CSU Board of Trustees
- Groundbreaking ceremony for the Wellness & Recreation Center is planned for November 12
- Housing transition from COCM to in-house management completed smoothly
- Upcoming Partners Luncheon on September 30
- Plans to update bylaws, mission, and vision

H. **<u>Consent Agenda</u>**

Garcia introduced Agenda Item 5, a consent item from the Finance and Operations Committee meeting held on September 18, 2025, concerning proposed revisions to Exhibit A of the Delegation of Authority *(Attachment F)*. With no requests to remove the item for separate discussion, Garcia called for a motion to approve the changes as presented.

Thibodeau moved to approve the consent item, with Munn seconding the motion. All board members present voted in favor, and the motion passed unanimously, with no objections or abstentions.

VI. Board Annual Report *(Ellison)*

Purpose of the Report

- Described as a "love letter" to the Board of Directors.
- Serves as a report- card reflecting accomplishments and accountability.
- Encourages board members to hold the team accountable and stay engaged in future planning.

Corporation Overview

- Includes a personal letter from the Executive Director.
- Recap of how CSUSM Corporation supports student success and the campus community.

Finance & Business Operations

- Overview of operational structure and financial performance.
- Highlights:
    - Error-free audits.
    - Strong financial growth.
    - Goals outlined for FY 2025–26.

Housing & Residential Education

- Detailed report on housing operations.
- Highlights:
    - Move-in day statistics.
    - 98% occupancy rate.
    - Launch of a new residential learning community.
    - Updates on Black Oak Hall and Kwilla Dining.

Commercial Services

- Recent accomplishments:
    - Installation of Blue Bolt benches.
    - Launch of "Power of You" scholarship for emergency student support.
- Meal plan improvements:
    - Transition to declining balance model expected to boost performance.
- Contributions from commercial partners and future plans.

PNC Bank Partnership

- New collaboration with PNC Bank.
- Integration with University 100 classes.
- Focus on financial literacy presentations.

Sponsored Projects & OGSR

- Strong collaboration despite challenges.

- Continued growth and resilience.

Facilities Management
- Promotion of Thomas Fontaine to Director.
- Preparing for a surge in capital projects.

Human Resources & Payroll
- Led by Michelle Hinojosa.
- Current staffing:
    - 318 active employees.
    - Breakdown by category and business area.
- Goals set for FY 2025–26.

Board Recognition & Organizational Updates
- Acknowledgment of 2025–26 Board of Directors.
- Updates to organizational charts for Corporation and Housing teams.
- Current in-house team:
    - 22 full-time staff, 1 part-time, 3 student assistants.

Upcoming Opportunities
- Reimagining Dining Services:
    - Expansion of Campus Way Café.
    - Implementation of declining balance meal plans.
- Relaunch of Student Culinary Council (SCC):
    - SEC to play a key role in shaping dining decisions.
    - Emphasis on student feedback loops.

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VII. <u>Adjournment</u>

Garcia adjourned the meeting at 5:07

Denise Garcia (Dec 5, 2025 10:09:11 PST)

Denise Garcia
Secretary

12/5/25

Date