

**Minutes**  
**NAHMA Board of Directors Meeting**  
**Mandalay Bay Resort & Conference Center, Las Vegas, NV**  
**Wednesday, June 24, 2015**  
**4:30 to 6:00pm**

**Participants:**

Board: Ken Pagano, Michael Johnson, Tim Zaleski, Steve Henderson, Karen Newsome, Gianna Solari, Rich Skocyzlas, Larry Sisson, Melanie Kibble, Nancy Evans, Mark Morgan, Ron Burson, Christina Sanchez

Voting Past Presidents: Phil Carroll

Past Presidents: Wayne Fox, Johrita Solari

Guests: Seth Strongin, Larry Anderson

Staff: Kris Cook, Larry Keys

The meeting was called to order by NAHMA President Ken Pagano at 4:30 PM.

The minutes from the March 9, 2015 meeting were approved.

President's Report – Ken Pagano, President of NAHMA, welcomed all Board members and provided a report of his activities related to the association which included a recent trip to the AHMA PSW conference and a planned trip to Atlanta for the SAHMA conference in August. Ken expressed sincere thanks on behalf of the association to all those who assisted with the Las Vegas meeting and Education Foundation events.

Financial Report – Steve Henderson reviewed the 2014 Year-End Audit with the Board Members. A motion to accept the results as stated was made and seconded with unanimous approval by all present.

Mr. Henderson next reviewed the latest 2015 financial statement for the period ending May 31, 2015. Several primary variances pointed out by Mr. Henderson were a decrease in revenue for Executive Member dues and the Insurance Program. He also highlighted a \$12,361 positive variance for CPO renewals. Mr. Henderson then reported on the 5/31/2015 Financial Dashboard report. The Communities of Quality program has continued to grow. Currently 1,443 COQs have been awarded since the program's inception with 10 additional COQs awarded in 2015. The 2014 COQ renewal rate was a robust 82%. Membership revenue is slightly down due to a decrease in Executive Memberships.

Mr. Henderson then presented to the Board the FY 2016 NAHMA budget review process and timelines. Following the review of process and timelines, Steve outlined the 2016

budget parameters and assumptions. After a brief period of discussion, a motion was made and unanimously approved to accept the assumptions as presented.

NAHMA's Strategic Plan (2012-2016) – Kris Cook reviewed with the Board the Advocacy Matrix as well as the Strategic Dashboard Report noting areas of progress and challenge.

Mark Morgan, Chair of the Strategic Advocacy Goals Task Force, provided an update on the task force's efforts to 1) determine coalitions that can reach beyond the affordable housing industry to achieve common ends, 2) redefine the meaning of affordable housing to include "workforce housing" and determine what NAHMA can offer that sector as customers, 3) and identify underserved and "vulnerable" industry members and organizations that are potential members or customers and evaluate how NAHMA can serve them.

After much discussion, consensus by a show of hands was achieved to move forward on the following initiatives:

- Pursue Energy/Utility/Solar/green building and conservation related groups as well as Urban Farming groups as possible coalitions or resources outside of the affordable housing arena
- Proceed with the strategic matrix as outlined related to workforce housing stakeholders

Public Policy Discussion – Larry Keys provided the legislative update outlining key items discussed during the Joint Policy Session. No new items were brought forth from the Committee Chairs for review or action by the Board.

NAHMA Educational Foundation Report – Kris Cook reported on behalf of the NAHMA Education Foundation, as the Foundation's Black Tie fundraising event was scheduled to be held immediately following the Board of Directors Meeting. Total funds raised for the Foundation are at record high levels for the event.

Executive Director's Report – Kris Cook provided the Executive Director's report to the Board updating members on current initiatives underway. Kris provided an update on current NAHMA staffing and other program activities, including NAHMA's 2016 Drug Free Calendar program, and the COQ and SHCM renewal processes. She also provided the Board an update on NAHMA's selection to be part of a Grand Challenge Consortium to advance its workforce housing initiative.

New Business – No items of new business were presented.

Old Business – No items of old business were presented.

There being no further business the meeting adjourned at 6:00 PM.

Submitted by Timothy Zaleski, NAHMA Board Member