

**KELLER HOUSING INITIATIVES, INC.  
APPROVED MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

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**March 12, 2024**

**DIRECTORS**

*In-Person*

Jon Gresley  
Harold Davis  
Carla Dartis  
Roy Schweyer  
Bernard Deasy  
Janet Howley  
Gary Flaxman

**STAFF**

*In-Person*

**Oakland Housing Authority**

Anna Kaydanovskaya  
Tom Deloye  
Nicol U Jacob  
Mark Mislant  
Araceli Tellez

**JSCO**

Ron Bowen

*Via Teleconference*

**Oakland Housing Authority**

Paige Peltzer

**I. Call to Order**

The meeting was called to order by Chair Schweyer at 12:33 p.m.

*(AB 2449 Compliance) The Chair of the Board will confirm that there are five (5) directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB 2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For “emergency circumstances” the request must be approved by a majority vote of the Board of Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member’s relationship to such individuals.*

The following Directors responded to a roll call:

**Present** – Jon Gresley, Harold Davis, Roy Schweyer, Bernard Deasy, Janet Howley, Carla Dartis, Gary Flaxman

**Excused** – Patricia Wells, Anne Griffith, Don Falk, Greg Hartwig

## **II. Approval of Agenda**

Director Gresley moved to approve the agenda and was seconded by Director Davis. The motion passed unanimously.

## **III. Approval of minutes from the meetings of December 18, 2023**

Director Gresley moved to approve the minutes of the Board of Directors regular meeting of September 26, 2023, which was seconded by Director Davis. The motion unanimously.

## **IV. Reports**

### **A. Keller Plaza Apartments quarterly property management report**

Ron Bowen, Regional Director from the John Stewart Company, provided a quarterly property management report on Keller Plaza Apartments and answered questions from Board Directors.

### **B. Keller Plaza Apartments 2023 Financial Report**

Anna Kaydanovskaya, Director of Asset Management, provided a quarterly financial report on Keller Plaza Apartments and answered questions from Board Directors.

## **V. Announcements**

Anna Kaydanovskaya, Director of Asset Management, highlighted the Calendar of Activities for Keller Plaza that was provided to Board Directors in their board packet.

## **VI. Adjournment**

Director Gresley motioned to adjourn the meeting, which was seconded by Director Flaxman. The item passed unanimously.

The meeting was adjourned by Chair Schweyer at 1:00 p.m.