

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

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**June 11, 2024**

**DIRECTORS**

*In-Person*

Patricia Wells  
Jon Gresley  
Harold Davis  
Carla Dartis  
Roy Schweyer  
Janet Howley  
Don Falk  
Gary Flaxman

*Via Teleconference*

Bernard Deasy  
Anne Griffith

**STAFF**

*In-Person*

**Oakland Housing Authority**

Anna Kaydanovskaya  
Tom Deloye  
Duane Hopkins  
Nicol U Jacob  
Mark Mislant  
Araceli Tellez  
Victor Madamba

*Via Teleconference*

**Oakland Housing Authority**

Paige Peltzer

**1. Roll Call**

The meeting was called to order by Chair Wells at 12:15 p.m.

*(AB 2449 Compliance) The Chair of the Board will confirm that there are four (4) 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.*

Director Howley motioned to approve the virtual presence of Director Deasy and Director Griffith due to emergency circumstances. Director Dartis seconded the

motion and it was passed by the following vote:

**Ayes 8 – Wells, Gresley, Davis, Griffith, Howley, Dartis, Schweyer, Falk**

**Abstained 2 – Deasy, Flaxman**

The following Directors responded to a roll call:

**Present** – Jon Gresley, Harold Davis, Patricia Wells, Roy Schweyer, Bernard Deasy, Anne Griffith, Janet Howley, Carla Dartis, Don Falk, Gary Flaxman

**Absent** – Greg Hartwig

## **2. Approval of the Minutes**

Director Dartis moved to approve the minutes of the Board of Directors regular meeting of March 12, 2024, which was seconded by Director Schweyer. The motion passed by the following vote:

**Ayes 9 – Wells, Gresley, Davis, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman**

**Abstained 1 – Griffith**

## **3. Modifications to the Agenda**

There were no modifications to the agenda. Director Gresley moved to approve the agenda and was seconded by Director Davis. The motion passed by the following vote:

**Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman**

## **4. Recognition of people wishing to address the Board**

There were no people wishing to address the Board.

## **5. Consent Agenda**

### **5.1 Ad Hoc Nominating Committee Report**

Anna Kaydanovskaya, Director of Asset Management, provided an update on behalf of the Ad Hoc Nominating Committee. She advised that three (3) directors, Director Davis, Director Gresley, and Director Deasy, will be retiring from the OHI board. Additionally, the following Directors have their

terms expiring on June 30, 2024: Director Darts, Director Falk, Director Flaxman, Directory Hartwig, Director Howley, and Directory Schweyer. The Ad Hoc Nominating Committee recommended re-electing Directors with expiring terms to serve a two-year term beginning July 1, 2024 and ending June 30, 2026.

**5.2 Adopt a resolution to recognize and honor Harold Davis for his years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors**

Director Wells recognized, honored and thanked Mr. Harold Davis for his years of distinguished service to the Keller Housing Initiatives, Inc. Board of Directors.

Director Dartis moved to adopt the resolution and was seconded by Director Davis. The motion passed by the following vote:

**Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman**

**5.3 Adopt a resolution to recognize and honor Jon Gresley for his years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors**

Director Wells recognized, honored and thanked Mr. Jon Gresley for his years of distinguished service to the Keller Housing Initiatives, Inc. Board of Directors.

Director Dartis moved to adopt the resolution and was seconded by Director Davis. The motion passed by the following vote:

**Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman**

**5.4 Adopt a resolution to recognize and honor Bernard Deasy for his years of distinguished service to the Oakland Housing Initiatives, Inc. Board of Directors**

Director Wells recognized, honored and thanked Mr. Bernard Deasy for his years of distinguished service to the Keller Housing Initiatives, Inc. Board of Directors.

Director Dartis moved to adopt the resolution and was seconded by Director Davis. The motion passed by the following vote:

**Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman**

## **6. New Business**

### **6.1 Seating of Directors with expiring terms to the Keller Housing Initiatives, Inc. Board of Directors for two-year terms beginning July 1, 2024**

Director Gresley moved to seat Director Darts, Director Falk, Director Flaxman, Director Hartwig, Director Howley, and Director Schweyer to the Keller Housing Initiatives, Inc. Board of Directors. The motion was seconded by Director Davis. and passed by the following vote:

**Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman**

### **6.2 Annual Election of Officers**

On behalf of the Ad Hoc Nominating Committee, Anna Kaydanovskaya, Director of Asset Management, recommended that the current officers remain in their role, except for the Treasurer role, as Mr. Bernard Deasy is retiring.

Director Wells confirmed she would continue as President, Director Schweyer confirmed he would continue as Vice-President, and Director Dartis confirmed she would continue as Secretary. Director Wells recommended that Victor Madamba, OHA Director of Finance, take on the Treasurer position.

Director Dartis made a motion to accept the nominations Director Wells as President, Director Schweyer as Vice-President, Director Dartis as Secretary, and Mr. Madamba as Treasurer. The motion was seconded by Director Gresley and passed by the following vote:

**Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman**

## **7. Reports**

There were no reports made.

## **8. Announcements**

Anna Kaydanovskaya, Director of Asset Management, announced that there will

be a special meeting in July.

## **9. Adjournment**

Director Gresley motioned to adjourn the meeting, which was seconded by Director Wells. The motion passed by the following vote:

**Ayes 10 – Wells, Gresley, Davis, Griffith, Deasy, Howley, Dartis, Schweyer, Falk, Flaxman**

*Director Howley left the meeting at 12:32 p.m.*

The meeting was adjourned by Chair Schweyer at 12:34 p.m.