

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

June 10, 2025

DIRECTORS

In-Person

Patricia Wells
Janet Howley
Anne Griffith
Greg Hartwig
Roy Schweyer
Carla Dartis
Gary Flaxman

STAFF

In-Person

Oakland Housing Authority

Anna Kaydanovskaya
Nicol U Jacob
Mark Mislant
Araceli Tellez
Victor Madamba
Thomas Deloye
Paige Peltzer

John Stewart Company

Ron Bowen

Goldfarb & Lipman LLP

M David Kroot

Project Access

Stephanie Valencia

1. Roll Call

The meeting was called to order by Chair Wells at 6:34 p.m.

(AB 2449 Compliance) The Chair of the Board will confirm that there are three (3) 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 – Patricia Wells, Janet Howley, Anne Griffith, Greg Hartwig, Roy Schweyer, Carla Dartis, Gary Flaxman

Excused – Falk

2. Approval of the minutes for the March 18, 2025 KHI Board of Directors Meeting

Director Schweyer moved to approve the minutes of the Board of Directors regular meeting of March 18, 2025, which was seconded by Director Flaxman. The motion passed by the following vote:

Ayes 7 – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman

Excused 1 – Falk

3. Recognition of people wishing to address the Board

There were no modifications to the Agenda.

4. Modifications to the Agenda

There were no people wishing to address the Board.

5. Old or Unfinished Business

5.1 Update on the banking alternatives for Keller Plaza Apartments.

Victor Madamaba, OHA Director of Finance and KHI Treasurer, presented on the banking alternatives he has examined in the course of his research. He then answered questions from the Board.

6. New Business

6.1 Annual Election of Officers.

Anna Kaydanovskaya, Director of Asset Management, presented this item and answered questions from the Board. It was recommended that the officers remain the same as the previous year, with Director Wells as President, Director Schweyer as Vice-President, Director Dartis as Secretary and Mr. Madamba as Treasurer.

Director Howley moved to adopt this item. The motion was seconded by Director Flaxman and passed by the following vote:

Ayes 7 – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman

Excused 1 – Falk

6.2 Adopt a resolution accepting the Fiscal Year 2024 Audited Financial Statements for Keller Housing Associates, L.P.

Victor Madamaba, OHA Director of Finance and KHI Treasurer, presented this item and answered question from the Board.

Director Flaxman left at 6:38 p.m.

Director Schweyer moved to adopt this item. The motion was seconded by Director Howley and passed by the following vote:

Ayes 6 – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis

Excused 2 – Falk, Flaxman

6.3 Adopt a resolution authorizing KHI to spend up to \$10,000 to establish a scholarship program and spend up to \$40,000 on resident-centered activities, for a total amount not to exceed \$50,000, to maintain its status as a private operating foundation.

Anna Kaydanovskaya, Director of Asset Management, presented this item and answered questions from the Board.

Director Schweyer moved to adopt this item. The motion was seconded by Director Dartis and passed by the following vote:

Ayes 6 – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis

Excused 2 – Falk, Flaxman

7. Reports

7.1 Project Access 2024 Annual Report.

Stephanie Valencia, Regional Manager with Project Access, presented this item and answered questions from the Board.

7.2 Keller Plaza Apartments property management report and 1st quarter financial report.

Ron Bowen, Regional Director for The John Stewart Company, presented this informational item and answered questions from the Board.

Anna Kaydanovskaya, Director of Asset Management, and Araceli Tellez,

Resident Services Portfolio Manager, provided supplemental information on this item.

8. Announcements

No announcements were made.

9. Adjournment

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

Ayes 6 – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis

Excused 2 – Falk, Flaxman

The meeting was adjourned by Chair Wells at 7:00 p.m.