

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

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**September 16, 2025**

**DIRECTORS**

*In-Person*

Patricia Wells  
Janet Howley  
Roy Schweyer

*On-line*

Carla Dartis  
Anne Griffith

**STAFF**

*In-Person*

**Oakland Housing Authority**

Anna Kaydanovskaya  
Nicol U Jacob  
Araceli Tellez  
Thomas Deloye  
Paige Peltzer

**John Stewart Company**

Ron Bowen

**Goldfarb & Lipman LLP**

Isabel Brown  
Dianne Jackson Mclean

*Online via Zoom*

**Oakland Housing Authority**

Victor Madamba

**1. Roll Call**

The meeting was called to order by Chair Wells at 6:32 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.*

Director Schweyer motioned to approve the virtual presence of Director Dartis and Director Griffith due to emergency circumstances. Director Howley seconded the motion and it passed by the following vote:

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

The following Directors responded to a roll call:

**Present** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused** – Hartwig, Falk, Flaxman

## **2. Approval of the minutes for the June 10, 2025 KHI Board of Directors Meeting**

Director Schweyer moved to approve the minutes of the Board of Directors regular meeting of June 10, 2025, which was seconded by Director Dartis. The motion passed by the following vote:

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

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

There were no modifications to the Agenda.

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

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 Adopt a resolution accepting the Fiscal Year 2024 Reviewed Financial Statements for Keller Housing Initiatives, Inc.**

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

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

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

## **Reports**

### **7.1 Keller Plaza Apartments property management 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 (RSPM), provided supplemental information on this item.

## **7. Announcements**

Araceli Tellez, RSPM, announced that Keller Plaza would be hosting a Health & Wellness Fair / Back to School event on Wednesday, September 24, 2025. Invitations will be shared with Board Directors.

Director Wells provided a brief account of her time at the California Association of Housing Authorities NorCal Annual Meeting that took place between September 10 to September 12, 2025.

## **8. Adjournment**

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

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

The meeting was adjourned by Chair Wells at 6:47 p.m.