

BANYARD MANAGEMENT

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

MEETING MINUTES

November 18, 2021

President Mayer called the meeting of Banyard Management to order at 2:29 p.m.

The meeting was conducted via teleconference, web-conference and in person, as noticed.

1. ROLL CALL

Present for the Directors: Charles Alford, Larry Hamman, Laura Moravec, Rich Ober and David Pittman. Directors Alford, Hamman, and Pittman attended in person. Directors Moravec and Ober attended by means of web-conference.

Others Present: President Ed Mayer, Chief Financial Officer Hope Stone, Secretary Marysol Perez, Larry Guanzon, Jerry Martin and Angie Little, all attended in person.

Public Present: Tina Reszler, Community Program Specialist with the State Council on Developmental Disabilities (SCDD)

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Director Pittman moved to accept the Consent Calendar as presented. Director Moravec seconded the motion. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Chico Commons Budget – The FY2022 Chico Commons budget was presented for approval. The budget was prepared by AWI Property Management, third party property manager, with HACB input. Larry Guanzon, reported the total estimated income to be \$711,030 and a projected vacancy loss of 4%. AWI has proposed a management fee increase from \$43 to \$45 per unit, which is consistent with industry standard. Operational capital expenses include appliance replacements; flooring, and cabinet replacements on turnover; annual tree trimming; rain gutters; property signage; dumpster enclosures; maintenance equipment and exterior painting. These suggested capital improvement items may be taken care of through the property repositioning activity in 2022. HACB staff recommends approval of the budget as presented.

RESOLUTION NO. 21-5B

Director Pittman moved that Resolution No. 21-5B be adopted by reading of title only: “APPROVAL OF THE OPERATING BUDGET FOR F/Y 2022 FOR CHICO COMMONS APARTMENTS, CHICO, CA”. Director Ober seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM BOARD MEMBERS

None.

10. MATTERS INITIATED BY BOARD MEMBERS

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR’S CALENDAR

Next Meeting – February 17, 2022.

13. ADJOURNMENT

Director Pittman moved that the meeting be adjourned. Director Alford seconded. The meeting was adjourned at 2:36 p.m.

Dated: November 18, 2021.

Edward S. Mayer, President

ATTEST:

Marysol Perez, Secretary