

BANYARD MANAGEMENT

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

MEETING MINUTES

February 19, 2026

President Guanzon called the meeting of Banyard Management to order at 3:22 p.m.

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

1. ROLL CALL

Present for the Directors: Bob Crowe, David Pittman, Sarah Richter, and Jean Snow; all attended in person.

Others Present: President Larry Guanzon, Secretary Marysol Perez, Tamra Young, Angie Little, Juan Meza, Taylor Gonzalez and Marco Cruz; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Director Crowe moved to accept the Consent Calendar as presented. Director Richter seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Housing Authority of the County of Butte (HACB) – The board reviewed a proposal regarding the services agreement between Banyard Management and the Housing Authority of the County of Butte (HACB), which runs from October to September with automatic annual renewals. Under the revised terms effective March 1, 2026, hourly "Fee for Services" billing rates will increase by an overall 5%, with individual rates shifting between 0% and 26%. To accommodate ongoing

corporate administration and an estimated \$200,000 in upcoming property development and acquisition activities, the contract caps will be adjusted. The Not-To-Exceed (NTE) limit for Basic Services will increase from \$20,000 to \$100,000, while the Extraordinary Services cap will remain at \$100,000. Staff recommended the adoption of Resolution No. 26-1C to formally authorize these updated billing rates and financial caps.

RESOLUTION NO. 26-1B

Director Crowe moved that Resolution No. 26-1B be adopted by reading of title only: “HOUSING AUTHORITY OF THE COUNTY OF BUTTE MANAGEMENT SERVICES AGREEMENT 2026 BILLING RATES AND SERVICES AUTHORIZATIONS”. Director Pittman 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 – May 21, 2026

13. ADJOURNMENT

The meeting was adjourned at 3:24 p.m.

Dated: February 19, 2026.

ATTEST:

Lawrence C. Guanzon, President

Marysol Perez, Secretary