

BANYARD MANAGEMENT

Board of Directors Meeting

2039 Forest Avenue

Chico, CA 95928

MEETING MINUTES

May 21, 2026

President Guanzon called the meeting of Banyard Management to order at 2:05 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, Jean Snow, Laurel Faulk, and Tim Merrill; all attended in person.

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

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

3.2 Marco Cruz reviewed the quarterly financial statement. Other Income consists of pass through fees from Chico Commons LP to HACB. Expenses include those pass-through fees, corporates services (for portion of HACB employee salaries who does the work for Banyard), and a \$5,400 adjustment from previous year.

3.3 Director Richter asked about increasing occupancy at Chico Commons using incentives. She also suggested that we ask residents what amenities might make the property more desirable. President Guanzon indicated that market was tough due to the large number of new apartment complexes coming online, but he said we will continue to work with AWI Property Management on increasing leasing.

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

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

None.

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 – August 20, 2026

13. ADJOURNMENT

The meeting was adjourned at 2:13 p.m.

Dated: May 21, 2026.

Lawrence C. Guanzon, President

ATTEST:

Marysol Perez, Secretary