



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE NEVADA HOUSING ASSISTANCE CORPORATION ON FEBRUARY 24, 2017

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation ("NAHAC") held a public meeting on February 24, 2017, beginning at 8:30 a.m. PST at the following locations:

NAHAC Conference Room: 3016 W. Charleston Blvd., Suite 160, Las Vegas, Nevada 89102

By Teleconference to: (646)749-3122; Access Code: 790-412-781

By Videoconference to: <https://global.gotomeeting.com/join/790412781>
Access Code: 790-412-781

Call to order, Roll call.

The meeting was called to order by Michael Holliday, Board Chairman.

Roll was taken by AJ Gavilanes, Secretary.

Board Members present were: Michael Holliday - Board Chairperson; Timothy Whitright - Nevada Housing Division Director; Sharath Chandra - Nevada Business & Industry Director; and Mohammad Nemati - Independent Director.

Board Members absent were: Rande Johnsen - Independent Director.

Also present were: Verise Campbell, Chief Operating Officer - NAHAC; Veronica Lewis, Operations Manager - NAHAC; Tony Cammisio, CPC, HCA & Marketing Manager - NAHAC; AJ Gavilanes, Office Administrator / Secretary - NAHAC; Greg Glover, Chief Information Officer (Consultant) – NAHAC; Brian Hardy (Ellsworth & Stout CPA's), CPA – NAHAC; and Chantell Legacy (Ellsworth & Stout CPA's), Auditor – NAHAC

Members of the public attending in person were asked to sign in, and the sign-in-sheet is attached to the original minutes as Exhibit A.

1. Public comment (1st period)¹: None.

2. Approval of Minutes for January 27, 2017

Director Whitright moved to approve Minutes for January 27, 2017. The Motion was seconded by Director Chandra and approved by unanimous vote.

¹ This public comment agenda item is provided in accordance with NRS 241.020(2)(d)(3) which requires an agenda provide for a period devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Comments by the public may be limited to five minutes person as a reasonable time, place and manner restriction, but may not be limited based upon viewpoint.



3. Approval of Agenda for February 24, 2017

Director Chandra moved to approve agenda for February 24, 2017. The Motion was seconded by Director Whitright and approved by unanimous vote.

4. Item to be Presented for Information and Discussion:

- a. HCA Core Committee Proposal & Presentation.
Michele Johnson of Financial Guidance Center presented the Memorandum of Understanding (MOU) and discussed the goals of the HCA Committee. Chief Operating Officer Campbell advised of the amount in relation to the MOU.
- b. Update on the SIGTARP and US Treasury audit/expense reviews with discussion regarding options for potential repayment.
Brian Hardy with Ellsworth & Stout CPA's advised that the item was moving toward the wrap up process and felt the largest piece left to discuss was how those funds would be repaid once the final report from US Treasury was received. Chief Operating Officer Campbell advised that there was also a large request from SIGTARP that NAHAC had responded to through Fennemore Craig, P.C. as well as receiving requests from US Treasury and SIGTARP on almost a daily basis.
- c. NAHAC Operations and Performance Report.
Operations Manager Lewis presented a report on the current pipeline, file progress and program growth. Chief Operating Officer Campbell presented three testimonial videos of borrowers who received assistance from Hardest Hit Fund programs telling their story.
- d. Review of Financials for January 2017
Brian Hardy with Ellsworth & Stout CPA's walked the Board through the financials.

5. Items for Board Information, Discussion and Possible Action:

- a. Authorization for President/Chairperson to execute an agreement with Speridian Technologies in an amount of \$20,000 per month for 12 months for the implementation phase of Nevada Mortgage Assistance System (NMAS) – NMAS automates the processes used for program pre-qualification, counseling, underwriting, eligibility and funding to assist Nevada homeowners) and \$15,000 per month of ongoing maintenance and monthly support of NMAS for as long as necessary (minimum 12 months, maximum 47 months).

Director Whitright expressed that he felt this was the opportunity for NAHAC to succeed.



Director Nemati expressed his agreement.

Director Whitright moved to approve authorization for President/Chairperson to execute an agreement with Speridian Technologies in an amount of \$20,000 per month for 12 months for the implementation phase of Nevada Mortgage Assistance System (NMAS) – NMAS automates the processes used for program pre-qualification, counseling, underwriting, eligibility and funding to assist Nevada homeowners) and \$15,000 per month of ongoing maintenance and monthly support of NMAS for as long as necessary (minimum 12 months, maximum 47 months). The Motion was seconded by Director Nemati and approved by unanimous vote.

6. General Board Comments, Questions and Items for Future Board Meetings: None.

7. 2nd period of Public Comment and Discussion²: None.

8. Adjournment. (For Possible Action)

Director Whitright moved to adjourn the meeting. The Motion was seconded by Director Nemati and approved by unanimous vote.

Board approval confirmation:

AJ Gavilanes
NAHAC Corporate Secretary

² This public comment agenda item is provided in accordance with NRS 241.020(2)(d)(3) which requires an agenda provide for a period devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Comments by the public may be limited to five minutes person as a reasonable time, place and manner restriction, but may not be limited based upon viewpoint.



Director Nemati expressed his agreement.

Director Whitright moved to approve authorization for President/Chairperson to execute an agreement with Speridian Technologies in an amount of \$20,000 per month for 12 months for the implementation phase of Nevada Mortgage Assistance System (NMAS) – NMAS automates the processes used for program pre-qualification, counseling, underwriting, eligibility and funding to assist Nevada homeowners) and \$15,000 per month of ongoing maintenance and monthly support of NMAS for as long as necessary (minimum 12 months, maximum 47 months). The Motion was seconded by Director Nemati and approved by unanimous vote.

6. General Board Comments, Questions and Items for Future Board Meetings: None.

7. 2nd period of Public Comment and Discussion²: None.

8. Adjournment. (For Possible Action)

Director Whitright moved to adjourn the meeting. The Motion was seconded by Director Nemati and approved by unanimous vote.

Board approval confirmation:



AJ Gavilanes
NAHAC Corporate Secretary

² This public comment agenda item is provided in accordance with NRS 241.020(2)(d)(3) which requires an agenda provide for a period devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Comments by the public may be limited to five minutes person as a reasonable time, place and manner restriction, but may not be limited based upon viewpoint.



Nevada Affordable Housing
Assistance Corporation

**EXHIBIT A TO MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE NEVADA
HOUSING ASSISTANCE CORPORATION ON FEBRUARY 24, 2017**

PUBLIC SIGN IN SHEET

(See the Attached)



Nevada Affordable Housing
Assistance Corporation

PUBLIC MEETING ATTENDANCE RECORD & SIGN-IN

Board of Directors of Nevada Affordable Housing Assistance Corporation (NAHAC)

Date & Time of Meeting: Friday February 24, 2017 8:30 AM

PLEASE PRINT LEGIBLY AND MARK THE APPROPRIATE BOXES

Name	Organization (N/A if none)	Title (N/A if none)	General Public	Method of Attendance	Not In Attendance	Signature (In-Person Only)
Michael Holliday	Nevada Housing Division / NAHAC Board of Directors	CFO / NHD Director & President, Chairperson	NO	<input type="checkbox"/> In-Person (sign) <input checked="" type="checkbox"/> Teleconference	<input type="checkbox"/>	
Timothy Whitright	Nevada Housing Division / NAHAC Board of Directors	Deputy Administrator / NHD Director & Treasurer	NO	<input checked="" type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input type="checkbox"/>	
Sharath Chandra	Nevada Real Estate Division / NAHAC Board of Directors	Administrator / Board Nevada Bus. & Industry Director	NO	<input type="checkbox"/> In-Person (sign) <input checked="" type="checkbox"/> Teleconference	<input type="checkbox"/>	
Mo Nemati	NAHAC Board of Directors	Independent Director, Vice President & Vice Chairperson	NO	<input type="checkbox"/> In-Person (sign) <input checked="" type="checkbox"/> Teleconference	<input type="checkbox"/>	
Rande Johnsen	NAHAC Board of Directors	Independent Director	NO	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input checked="" type="checkbox"/>	
Verise V. Campbell	NAHAC	Chief Operating Officer	NO	<input checked="" type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input type="checkbox"/>	
Veronica Lewis	NAHAC	Operations Manager	NO	<input checked="" type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input type="checkbox"/>	
Tony Cammiso	NAHAC	CPC, HCA & Marketing Manager	NO	<input checked="" type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input type="checkbox"/>	
Greg Glover	NAHAC	Chief Information Officer (Consultant)	NO	<input checked="" type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input type="checkbox"/>	
A.J. Gavilanes	NAHAC	Office Administrator / Secretary	NO	<input checked="" type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input type="checkbox"/>	
Brian Hardy	Ellsworth & Stout CPA's/ NAHAC	NAHAC CPA	NO	<input checked="" type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input type="checkbox"/>	
Ann Morgan	Fennemore Craig P.C. / NAHAC	NAHAC Legal Counsel	NO	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	<input checked="" type="checkbox"/>	
Chantell Legacy	Ellsworth & Stout CPA's / NAHAC	NAHAC CPA	NO	<input type="checkbox"/> In-Person (sign) <input checked="" type="checkbox"/> Teleconference	<input type="checkbox"/>	



Nevada Affordable Housing
Assistance Corporation

PUBLIC MEETING ATTENDANCE RECORD & SIGN-IN

Board of Directors of Nevada Affordable Housing Assistance Corporation (NAHAC)

Date & Time of Meeting: Friday February 24, 2017 8:30 AM

PLEASE PRINT LEGIBLY AND MARK THE APPROPRIATE BOXES

Name	Organization (N/A if none)	Title (N/A if none)	Agenda items to comment on	General Public	Method of Attendance	Signature (In-Person Only)
Shyam Medandraw	Speridian Technologies		5a	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input checked="" type="checkbox"/> Teleconference	
Michele Johnson	Financial Guidance Cent	President	4a	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	departed before signing
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> In-Person (sign) <input type="checkbox"/> Teleconference	