

# **MEETING MINUTES**

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

### **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION ON APRIL 4, 2024**

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation (“NAHAC”), held a public meeting on April 4, 2024, beginning at 2:00 p.m. PST at the following location:

Housing Division, 3rd Floor Conference Room: 3300 W Sahara Ave., Suite 300, Las Vegas, NV 89102

#### **1. Call to order, roll call.**

The meeting was called to order by Timothy Whitright, Board Chairperson at 2:04 p.m.  
The roll was taken by AJ Gavilanes, Corporate Secretary.

**Board Members present:** Timothy Whitright (*Nevada Department of Business & Industry, Housing Division*) Board Chairperson; Jeneeah M. Girma (*Nevada Department of Business & Industry, Housing Division*) Director; Sharath Chandra (*Nevada Department of Business & Industry, Real Estate Division*) Director; Rande Johnsen - Independent Director; and Jim Hastings - Independent Director.

**Board Members absent:** None.

#### **Also present:**

- Verise Campbell, Chief Operating Officer/Chief Executive Officer
- Jennifer Varsallona, Operations Manager
- AJ Gavilanes, Administrator/Payroll Manager/Corporate Secretary
- Brian Hardy (Ellsworth & Stout)
- Melanie Rollo (Ellsworth & Stout)
- Lori Grimm (Ellsworth & Stout)
- Micheline Fairbank (Fennemore Law)
- Cheri Kern (Braintrust)
- Leiana Lujan (Braintrust)
- Sydney Sims (Braintrust)

**Participating members of the public are asked to identify themselves and are noted on the attendance sheet attached to the original minutes as Exhibit A.**

#### **2. Public comment (1st period)<sup>1</sup>:** Written Statement provided by Jeffrey Wiltse on March 2, 2024 (see attached)

#### **3. Approval of February 16, 2024, Minutes**

Director Hastings moved to approve Minutes for February 16, 2024. The Motion was seconded by Director Johnsen and approved by unanimous vote.

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<sup>1</sup> This public comment agenda item is provided in accordance with NRS 241.020(2)(d)(3) which requires an agenda to 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 per person as a reasonable time, place, and manner restriction, but may not be limited based upon viewpoint.

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#### **4. Approval of April 4, 2024, Agenda**

Chairman Whitright advised item 6(b) was being stricken from the agenda.

Director Chandra moved to approve Agenda for April 4, 2024 as amended above. The Motion was seconded by Director Johnsen and approved by unanimous vote.

#### **5. Items to be Presented for Information and Discussion:**

##### **a. January 2024 Financials**

Ms. Lori Grimm presented.

##### **b. February 2024 Financials**

Ms. Grimm presented.

##### **c. January 2024 Digital Marketing Report**

Ms. Cheri Kern presented.

##### **d. February 2024 Digital Marketing Report**

Ms. Kern presented.

##### **e. January 2024 Social Media Report**

Ms. Leiana Lujan presented.

She also introduced Sydney Sims, the new Social Media Coordinator.

Director Hastings inquired if they had considered using other social media platforms.

Ms. Lujan recommended discontinuing the use of X (formerly Twitter). She will follow up with the NAHAC team.

##### **f. February 2024 Social Media Report**

Ms. Lujan presented.

##### **g. NAHAC Operations**

##### **i. January 2024 Performance Report**

Ms. Jennifer Varsallona presented.

Chairman Whitright inquired if servicers who do not have a Servicer Participation Agreement (SPA) can and do still participate. Ms. Varsallona advised NAHAC cannot fund a file without a SPA. She added in the current reporting period that was only affecting one application.

NAHAC would continue to reach out to the servicer, making multiple attempts, for a period of 90 days. If the servicer did not respond, the file will be withdrawn.

##### **ii. February 2024 Performance Report**

Ms. Varsallona presented.

#### **6. Items for Board Information, Discussion and Possible Action:**

##### **a. Approval of the Internal Compliance Review Report for 2nd Quarter of Fiscal Year 2024.**

Mr. Brian Hardy presented.

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Mr. Hardy reported that during the current quarter, one lien was found to not have been timely released. Mr. Hardy advised this was primarily due to human error relating to a previous staff member. In addition to replacing that staff member, additional procedures have been added to ensure they are not missed going forward.

Director Hastings moved to approve the Internal Compliance Review Report for 2nd Quarter of Fiscal Year 2024. The Motion was seconded by Director Johnsen and approved by unanimous vote.

- b. Authorization to transfer \$2,500,000 from the unrestricted account to the Homeowner Assistance Fund (HAF) account for cash flow purposes.**

This item was stricken from the agenda.

**7. General Board Comments, Questions, and Items for Future Board Meetings:**

Ms. Campbell advised some program changes will likely come before the Board at the next Board meeting.


**8. 2nd period of Public Comment and Discussion<sup>2</sup>: None.**

**9. Adjournment.**

Director Johnsen moved to adjourn the meeting. The Motion was seconded by Director Hastings.

The meeting adjourned at 2:45 p.m.

**Board approval confirmation:**



AJ Gavilanes,  
NAHAC Corporate Secretary

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<sup>2</sup> This public comment agenda item is provided in accordance with NRS 241.020(2)(d)(3) which requires an agenda to 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 per person as a reasonable time, place, and manner restriction, but may not be limited based upon viewpoint.

**Written Statement provided by Jeffrey Wiltse on March 2, 2024 under Agenda Item 2.  
Public Comment for the Nevada Affordable Housing Assistance Corporation Board of  
Directors meeting held on April 4, 2024.**

“NAHAC is a danger for the public to work with as a private individual may have their bank statements end up being published by their Loanservicer because a human “kissed and made up with the Loanservicer” in a non consensual relationship, exploited for the financial benefit of members of NAHAC staff, it’s literal corruption and fraud and NAHAC staff will fail to identify themselves when discriminating against disabled people over the phone and via email telling them to not contact NAHAC because the board member needs to be satisfied with money by fraud, people involved won’t include you in communications they make about your home. NAHAC will create a false application according to the loanservicers paperwork that you never would have authorized and the Loanservicer could produce no documents at trial because it would never exist and owes Humans no duty of care in Nevada, avoid NAHAC and the individuals involved as you are at risk of having your home preyed on through deception by NAHAC staff, as i did, who know the law but choose to ignore it, then literally blame an elderly women to torture her and her family in retaliation with known falsehoods to a congressperson that is now a senator. My tax dollars funded this debacle that exploited me after a random act of violence and i still have been unable to repay my friend that loaned me 1.6 bitcoin so that i was not immediately homeless until i eventually was homeless because i fled state sponsored torture because i was told by my servicer by four representatives that it was corrected however later had the loanservicer determine that it wasn’t my home despite my confirming that it was via certified letter that it was my home, i lost enormous equity in my home due to NAHAC, they are a fake non profit that’s the worst part of the dismantling of the American dream where people will cancel your ability to access your account, access a human to make payment and take away your basic human right of free speech to keep their scheme going while telling disabled humans that they won’t recover from their hardship of experiencing a random act of violence as the board members private firm in California must be financially satisfied.”

Jeffrey M Wiltse

Fiat justitia ruat caelum

"When governments fear the people, there is liberty.

When the people fear the government, there is tyranny"

**EXHIBIT A**

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

**ATTENDANCE SHEET**


**April 4, 2024**

**(Attached)**

**PUBLIC MEETING ATTENDANCE RECORD & SIGN-IN**  
**Nevada Affordable Housing Assistance Corporation (NAHAC)**

**Board of Directors**

**Date & Time of Meeting: April 4, 2024 2:00 PM**

<b>NAHAC Directors, Officers, Employees and Contractors</b>					
<b>Attendee Name</b>	<b>Organization(s) (N/A if none)</b>	<b>Title(s) (N/A if none)</b>	<b>Attended via Phone</b>	<b>Not In Attendance</b>	<b>Signature (In-Person Only)</b>
Timothy Whitright	Nevada Housing Division / NAHAC Board of Directors	Deputy Administrator / NHD Director & President, Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	
Jeneeah (Nia) M. Girma	Nevada Housing Division / NAHAC Board of Directors	Affordable Housing Advocate / NHD Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sharath Chandra	Nevada Real Estate Division / NAHAC Board of Directors	Administrator / Nevada Bus. & Industry Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rande Johnsen	NAHAC Board of Directors	Independent Director, Vice President & Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jim Hastings	NAHAC Board of Directors	Independent Director, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Verise V. Campbell	NAHAC	Chief Executive Officer, Chief Operating Officer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jennifer Varsallona	NAHAC	Operations Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A.J. Gavilanes	NAHAC	Administrator/Payroll Manager & Corporate Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Brian Hardy	Ellsworth & Stout CPA's	NAHAC Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Melanie Rollo	Ellsworth & Stout CPA's	NAHAC Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lori Grimm	Ellsworth & Stout CPA's	NAHAC Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Micheline Fairbank	Fennemore Law	NAHAC Legal Counsel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kurt Ouchida	Braintrust	NAHAC Marketing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Leiana Lujan	Braintrust	NAHAC Marketing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



**PUBLIC MEETING ATTENDANCE RECORD & SIGN-IN**  
**Nevada Affordable Housing Assistance Corporation (NAHAC)**  
**Board of Directors**  
**Date & Time of Meeting: April 4, 2024 2:00 PM**

<b>NAHAC Directors, Officers, Employees and Contractors (continued)</b>					
<b>Attendee Name</b>	<b>Organization(s)</b> <i>(N/A if none)</i>	<b>Title(s)</b> <i>(N/A if none)</i>	<b>Attended via Phone</b>	<b>Not In Attendance</b>	<b>Signature</b> <i>(In-Person Only)</i>
Cheri Kern	Braintrust	NAHAC Marketing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sydney Sims	Braintrust	NAHAC Marketing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

<b>Members of the General Public</b>				
<b>Attendee Name</b>	<b>Organization(s)</b> <i>(N/A if none)</i>	<b>Title(s)</b> <i>(N/A if none)</i>	<b>Number(s) of agenda item(s) to comment on</b>	<b>Signature</b>