

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 JUNE 30, 2025.

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation (“NAHAC”), held a public meeting on June 30, 2025, beginning at 10:00 a.m. PST at the following location:

Nevada Housing Division, 4th Floor Red Rock Room 3300 W Sahara Ave Ste 300 Las Vegas, NV 89102

1. Call to order, roll call.

The meeting was called to order by Jeneeah M. Girma, Board Chairwoman at 10:06 a.m.
The roll was taken by AJ Gavilanes, Corporate Secretary.

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

Board Members absent: Christine Hess (*Nevada Department of Business & Industry, Housing Division*) Director

Also present:

- Verise Campbell, Chief Operating Officer/Chief Executive Officer
- AJ Gavilanes, Administrator/Corporate Secretary
- Brian Hardy (Ellsworth & Stout)
- Lori Grimm (Ellsworth & Stout)
- Austin Slaughter (Fennemore Law)
- Joel Jarvis (Alera Group)

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)¹: None.

3. Approval of Minutes:

a. April 29, 2025

Director Chandra moved to approve Minutes for April 29, 2025. The Motion was seconded by Director Hastings and approved by unanimous vote.

b. June 9, 2025

Director Johnsen moved to approve Minutes for June 9, 2025. The Motion was seconded by Director Hastings 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 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.

MEETING MINUTES

Nevada Affordable Housing Assistance Corporation (NAHAC) Board of Directors

4. Approval of June 30, 2025, Agenda

Mrs. AJ Gavilanes requested the following six (6) item numbers to be tabled:

- 5(a) - May 2025 Financials
- 5(b)(i) - May 2025 Performance Report
- 6(d) - Nomination of two Independent Directors
- 6(e) - Appointment of two Independent Directors
- 6(f) - Nomination of Vice-Chairperson and Vice-President
- 6(g) - Election of Vice-Chairperson and Vice-President

Director Hastings moved to approve Agenda for June 30, 2025 as amended. The Motion was seconded by Director Johnsen and approved by unanimous vote.

5. Items to be Presented for Information and Discussion:

a. May 2025 Financials

This item was tabled.

b. NAHAC Operations

i. May 2025 Performance Report

This item was tabled.

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

a. Authorization for President/Chairperson to bind renewal coverage with RSUI Indemnity Company for annual Directors & Officers Liability commencing on July 1, 2025, in an amount not to exceed \$22,040.

Mr. Joel Jarvis presented.

Director Johnsen moved to authorize President/Chairperson to bind renewal coverage with RSUI Indemnity Company for annual Directors & Officers Liability commencing on July 1, 2025, in an amount not to exceed \$22,040. The Motion was seconded by Director Hastings and approved by unanimous vote.

b. Approval of revised job description for Customer Service Lead.

Ms. Verise Campbell presented.

Director Hastings moved to approve revised job description for Customer Service Lead. The Motion was seconded by Director Johnsen and approved by unanimous vote.

c. Approval of Internal Compliance Review Report for 3rd Quarter of Fiscal Year 2025.

Mr. Hardy reported there were no findings or deficiencies, and the report was exceptional.

Director Johnsen moved to approve Internal Compliance Review Report for 3rd Quarter of Fiscal Year 2025. The Motion was seconded by Director Hastings and approved by unanimous vote.

d. Nomination of two Independent Directors of the Corporation commencing on August 1, 2025 for two years pursuant to the Bylaws.

This item was tabled.

MEETING MINUTES

Nevada Affordable Housing Assistance Corporation (NAHAC) Board of Directors

- e. **Appointment of two Independent Directors of the Corporation commencing on August 1, 2025 for two years pursuant to the Bylaws.**

This item was tabled.

- f. **Nomination of Vice-Chairperson and Vice-President of Corporation on August 1, 2025 for two years pursuant to the Bylaws.**

This item was tabled.

- g. **Election of Vice-Chairperson and Vice-President on August 1, 2025 for two years pursuant to the Bylaws.**

This item was tabled.

7. **General Board Comments, Questions, and Items for Future Board Meetings:** Ms. Campbell advised all tabled items would be coming on a future agenda.

8. **2nd period of Public Comment and Discussion²:** None.

9. **Adjournment.**

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

The meeting adjourned at 10:17 a.m.

Board approval confirmation:

AJ Gavilanes

[AJ Gavilanes \(Oct 13, 2025 14:24:29 PDT\)](#)

AJ Gavilanes,
Corporate Secretary

² 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.

EXHIBIT A

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

ATTENDANCE SHEET

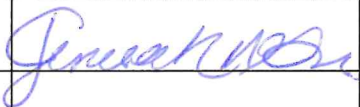
June 30, 2025

(Attached)

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

Board of Directors

Date & Time of Meeting: June 30, 2025 10:00 AM

NAHAC Directors, Officers, Employees and Contractors					
Attendee Name	Organization(s) (N/A if none)	Title(s) (N/A if none)	Attended via Phone	Not In Attendance	Signature (In-Person Only)
Jeneeah (Nia) M. Girma	Nevada Housing Division / NAHAC Board of Directors	Affordable Housing Advocate / NHD Director & President, Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	
Christine Hess	Nevada Housing Division / NAHAC Board of Directors	Chief Financial Officer / NHD Director	<input type="checkbox"/>	<input checked="" 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"/>	
Veronica Lewis	NAHAC	Senior Operations Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A.J. Gavilanes	NAHAC	Administrator / Corporate Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Brian Hardy	Ellsworth & Stout CPA's	Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lori Grimm	Ellsworth & Stout CPA's	Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Austin Slaughter	Fennemore Law	Legal Counsel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Joel Jarvis	Alera Group	Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

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

Board of Directors

Date & Time of Meeting: June 30, 2025 10:00 AM

NAHAC Directors, Officers, Employees and Contractors (continued)

Attendee Name	Organization(s) <i>(N/A if none)</i>	Title(s) <i>(N/A if none)</i>	Attended via Phone	Not In Attendance	Signature <i>(In-Person Only)</i>
			<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"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

Members of the General Public

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








PubMtgMin_20250630ApprvConfAJG

Final Audit Report

2025-10-13

Created:	2025-10-13
By:	AJ Gavilanes (agavilanes@nahac.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_4SvfFswel-Hr1tDyO0nITl2kFr3BJbl

"PubMtgMin_20250630ApprvConfAJG" History

-  Document created by AJ Gavilanes (agavilanes@nahac.org)
2025-10-13 - 9:21:42 PM GMT
-  Document e-signed by AJ Gavilanes (agavilanes@nahac.org)
Signature Date: 2025-10-13 - 9:24:29 PM GMT - Time Source: server
-  Document emailed to agavilanes@nahac.org for filling
2025-10-13 - 9:24:32 PM GMT
-  Email viewed by agavilanes@nahac.org
2025-10-13 - 9:49:54 PM GMT
-  Signer agavilanes@nahac.org entered name at signing as AJ Gavilanes
2025-10-13 - 9:50:04 PM GMT
-  Form filled by AJ Gavilanes (agavilanes@nahac.org)
Form filling Date: 2025-10-13 - 9:50:06 PM GMT - Time Source: server
-  Agreement completed.
2025-10-13 - 9:50:06 PM GMT