



HOME MEANS NEVADA, INC.
*A Non-Profit Entity Established by the State of Nevada,
Department of Business and Industry*

Board of Directors
*President – CJ Manthe
VP/Treasurer – Sharath Chandra
Secretary – Timothy Whitright
Board Member – Elizabeth Gallagher
Board Member – Nick Serrano*

Minutes of Public Meeting

Home Means Nevada, Inc.

Board of Directors Public Meeting

May 24, 2017- 10 a.m.

MINUTES

The Board of Directors for Home Mean Nevada, Inc. (HMN) held a public meeting on May 24, 2017, at 10 a.m. at the following locations: Nevada Housing Division, Department of Business & Industry, 3300 W. Sahara Blvd., Suite 300 Las Vegas, NV. 89102; Nevada Housing Division, Department of Business & Industry, Conference Room, 1830 College Parkway, Suite 200, Carson City, NV. 89706; and could also be accessed by telephone conference call. Conference line was available to all who could not make it in person. Conference Dial-in Number: 702-323-4950 Pin: 3030

CALL TO ORDER ROLL CALL (1)

President Manthe called the meeting to order at 10:00 a.m.

The following Home Means Nevada, Inc. (HMN) Board members were present in person or via phone at the meeting:

CJ Manthe, President (Carson City) – in person
Sharath Chandra, Vice President (Las Vegas) - in person
Timothy Whitright, Director (Las Vegas) – in person
Nick Serrano – by phone

The roll call was called and a quorum was established.

Board Member unable to attend by phone or in person:
Elizabeth Gallagher, Board Member

Known Public present in person or by phone:

Bruce Breslow (Director of Business & Industry) in person in Carson City
Michael Holliday (Chief Financial Officer (CFO), Ex-official) non-voting – in person
Mike Harman (HRP CPAs & Consultants- Managing Partner) – in person in Las Vegas
Colleen Platt (Attorney) – by phone
Carson City introductions

PUBLIC COMMENTS (2)

President Manthe asked if there was any public comment. There was none.

“For Possible Action” approval of minutes from November 1, 2016 (3)

Secretary Whitright pointed out a correction was needed on page 3, 6th paragraph down, in the verbiage regarding the motion made for the related agenda item. It was also noted there was a typo in the header section and in the spelling of Mike Harman’s name.

A Motion was made by Vice President Chandra to approve the minutes with the noted corrections. The motion was seconded by Secretary Whitright and the motion was approved unanimously.

“Presentation” Annual audit report for FY 2017 by HRP CPAs (4) – Michael Harman, Senior Partner at HRP CPAs

The audited financial statements were provided before the meeting for review. Mr. Harman of HRP CPAs and Consultants presented the financial statements and disclosure notes to the Board. He stated the home retention program is winding down and most of the cash has been distributed. Mr. Harman highlighted key financial results of the financial statements and explained the disclosure notes to the financial statements. The CPA firm reported the \$45 million paid back to State of Nevada in a separate section in the Statement of Activities and Change in Net Assets in effort to clarify operating activities of the organization for readers of the audit report. Mr. Harman also pointed out the sales of real estate owned resulted in net gains of \$1.7 million while the sale of the residential mortgage notes resulted in a net loss of \$317,606.

Secretary Whitright made motion to accept the annual report for FY 2017, the motion was seconded by Vice President Chandra and the motion was approved unanimously.

Update on Transfer of Excess Funds for Home Means Nevada to the state of Nevada (5)

Michael Holliday presented a report showing the \$49 million in mortgage settlement funds received from the office of the Attorney General (AG) and the program expenditures for the Home Retention and Neighborhood Stabilization programs. Overall there have been \$39.4 million in program expenditures with \$10 million returned to the State of Nevada AG’s office in 2016. The report also showed an additional \$35 million being returned to the State of Nevada general fund last year.

Mr. Holliday stated the program assets per the audited financial statements were \$3.1 million as of February 28, 2017. He reported there are \$2,998,122 in funds available for reversion to the State of Nevada after taking into consideration current liabilities and non-mortgage settlement funds.

Out of the \$49 million provided for the Home Retention and Neighborhood Stabilization programs, nearly \$48 million is being returned to State of Nevada which is a great success.

“Discussion and Possible Action” of Nevada Home Retention Program Holding Series LLC.

(6)

President Manthe stated a separate LLC was set up to hold the mortgage notes and real estate of the Home Retention Program to limit liability for the non-profit. With the programs winding down, the separate LLC no longer needs to be in place. There was general discussion about the timing of dissolving the LLC and Colleen Platt advised the LLC could be dissolved at any time since no assets remain in the LLC.

Secretary Whitright motioned to dissolve the LLC and Vice President Chandra seconded the motion and it was approved unanimously with no opposition.

“Discussion and possible action” Home Mean Nevada (HMN) Operating bank account (7)

The current bank accounts authorized signers include CJ Manthe, Anna Zakowska and Sharath Chandra. It was explained Ms. Zakowska should be removed as she is no longer an employee of HMN and Tim Whitright could be added as an authorized signer to provide additional coverage since the organization no longer has a CEO. There is a board policy which includes an authorization matrix which designates authorized parties for the HMN bank accounts and the Board needs to change this matrix at the same time to update the policies by adding the position of board secretary.

The motion to approve removing Ms. Zakowsa as an authorized signer, adding the board secretary and updating the authorization matrix was made by Vice President Chandra, seconded by Nick Serrano and the motion was approved unanimously.

“Discussion and Possible Action” The closing of Meadows Bank Money Market account (8)

Two bank accounts remain for HMN including an operating checking account and a money market account. Once the monies are transferred back to the State of Nevada there will no longer be any monies available to invest and deposit in the Meadows Bank money market account.

Vice President Chandra made the motion to close the HMN Meadows Bank Account with the Vice President and President coordinating the timing of the account closure to coincide with the transfer of funds back to the State of Nevada. The motion was seconded by Secretary Whitright and the motion was approved unanimously.

Proposed Senate Bill 490 Discussion overview (9)

Director Breslow provided a brief update on Senate Bill 490 which is being sponsored by Senator Becky Harris. This bill would continue the foreclosure mediation program and transfer the administration of the program to Home Means Nevada. The board will be updated on the status of the bill and if it is approved there will most likely be a June board meeting to address any business required to transfer the foreclosure mediation program to HMN.

President Manthe asked for Public comment. No public present, no public comment.

Meeting adjourned at 10:49am