

Ventana Fund
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Board of Directors
Meeting Agenda
January 18, 2024, 3:30 p.m.

www.nmapartment.com/zoomventana | zoom.us/j/91507989581

Meeting ID: 915 0798 9581 | Call-in Number: (346)-248-7799

| Agenda Items | Presenter | Action Y/N |
|--|------------------|-------------------|
| <u>Chair Convenes Meeting</u> | | |
| • Call to Order & Roll Call | Todd | Y |
| • Approval of the Agenda | Todd | Y |
| • Approval of Minutes – December 14, 2023 | Todd | Y |
| <u>Consent Agenda Items</u> | | |
| 1. Finance Committee: NMSBIC Monthly Report – December 31, 2023 | Todd | Y |
| 2. Finance Committee: Annual Investment Policy | | |
| 3. Finance Committee: Annual Foreclosure Reserves Policy | | |
| 4. Finance Committee: Annual Operating and Liquidity Reserves Policy | | |
| 5. Loan Committee: Quarterly Loan Portfolio | | |
| 6. Loan Committee: Quarterly Loan Loss Reserve | | |
| 7. Loan Committee: Quarterly Base Rate | | |
| <u>Action Items</u> | | |
| 1. Loan Committee: 2023-12, VF073 Cielo Estates LLC, 450 Morgan St, TorC | Peter | Y |
| 2. Loan Committee: One-Time Cash-Out Refi Loans and ERP Funding | Todd/Kendra | Y |
| 3. Property Committee: One-Time Authority for Lease Approval | Todd | Y |
| 4. NMSBIC Board Resolution and Loan Documents Approval | Todd | Y |
| 5. FA-2024-FATA Application Approval | Todd | Y |
| 6. Strategic/Business Plan Approval | Todd | Y |
| 7. Diversity Education Initiative RFP | Todd | Y |
| <u>Discussion Items</u> | | |
| 1. Valencia Park Escrow Update | Todd | N |
| 2. Disclosure: Listing Agreement | Todd/Kendra | N |
| 3. Disclosure: Edge Capital | Todd/Kendra | N |
| 4. Executive Director Report | Kendra | N |
| <u>Informational Items</u> | | |
| • Housing Summit Hobbs NM (EnergyPlex) 4/25/24 | Todd | N |
| • Deal Flow | Todd | N |
| • Urban Ventures New Contract Amendment | Todd | N |
| • Loan Committee Evaluated the \$2,500 Application Fee | Todd | N |
| • Draft Scope of Services for Part-Time Admin | Todd | N |
| • Keith Flynn Attending CCIM 101 – January 22-25, 2024 | Todd | N |
| <u>Suggested Reading</u> | | |
| • Homelessness rose sharply in 2023. Congress must act in 2024 | | |
| <u>Next Board Meeting</u> | | |
| Board of Directors Meeting – February 15, 2024, at 3:30 p.m. | | |

Adjournment

Board Members Present:

| | | |
|---------------------|----------------------------------|---------------------------------|
| Todd Clarke (Chair) | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Steve Anaya | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Holly Barela | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Elizabeth Bernal | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Paul Cassidy | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Shawn Colbert | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Peter Gineris | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Vacant (Northern) | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Jessica Kuhn | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Robbie Levey | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| George Maestas | <input type="checkbox"/> present | <input type="checkbox"/> absent |

Guests & Staff Present:

| | | |
|-------------------|----------------------------------|---------------------------------|
| Michelle Corley | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Bill Dolan | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Ellie Werenko | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Keith Flynn | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Alexandrea Romero | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Kendra Yevoli | <input type="checkbox"/> present | <input type="checkbox"/> absent |