

Ventana Fund
P.O. Box 25483
Albuquerque, NM 87125

(505) 377- 2053
info@ventanafund.org
www.ventanafund.org



Board of Directors
Meeting Agenda
July 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	N
• Approval of the Agenda	Todd	Y
• Announcement: Board Chair Achievement	Kendra	N
<u>Consent Agenda Items</u>		
	Todd	N
1. Finance Committee: Acceptance of May 31, 2024 Financials		
2. Finance Committee: NMSBIC Monthly Report – June 30, 2024		
3. Loan Committee: Quarterly Loan Loss Reserve Review		
4. Loan Committee: Quarterly Base Rate Review		
5. Loan Committee Quarterly Loan Portfolio Review		
6. Approval of June 13, 2024 Minutes		
<u>Action Items</u>		
1. Delta Task Force Committee Resolution	Todd	Y
2. Finance Committee: Wire Limit Increase	Holly	
3. Finance Committee: Approval of Lease Renewal	Holly	Y
4. Finance and Governance Committees: 401(k) Recommended Match	Holly	Y
5. Governance Committee: Employee Policy Manual	Shawn/Kendra	Y
<u>Discussion Items</u>		
1. Executive Director Meeting Intro Video & July Report	Kendra	N
2. Loan Committee: Utilities & Rents - Whitepaper	Peter/Alexx	N
3. Loan Committee: Rent Rolls and Income Certifications	Todd/Alexx	N
4. Hexagon Housing Update	Todd/Kendra	N
5. Investment Training Update	Todd/Kendra	N
<u>Informational Items</u>		
• Hobbs Housing Summit Registration - August 20, 2024	Todd	N
• FHLB Dallas Proposal Submitted/Awards Announced August 15, 2024	Todd	N
• JF Maddox Foundation Declined Proposal	Todd	N
• 2024-09, VF087 ACRE Properties, LLC, 345 Espanola St NE, Albuquerque: Did Not Close - Marketing to another buyer	Todd	N
• 2023-02, VF063 Alamogordo 8, LLC - Roger Jacobson (Co-Manager) Passed Away	Todd	N
• Intersection of Housing & Transportation	Todd	

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Suggested Reading

- America’s housing affordability crisis has hit renters - Harvard Study
- A key housing metric just fell to its lowest point ever - Albuquerque Business First
- Bernalillo County is buying property for future affordable housing - Albuquerque Journal
- NM outpaced by neighbor states in population growth - Albuquerque Business First
- City of Santa Fe unveils five-year housing plan draft - Albuquerque Business First
- More accessory dwelling units are good for homeowners and renters - Albuquerque Journal
- 10 U.S. metro areas where rent increased the most over the last 5 years—and one that actually got cheaper
- The homebuying affordability gap is widening across the country, creating 'an impossible market'
- This is the western metro area where 1-bedroom rent has gone up the most in a year—it’s not in California
- Housing affordability got worse in Q2 — and homeownership costs hit a new high
- Median annual income remains virtually flat in New Mexico

Next Board Meeting

Board of Directors Meeting – August 15,2024, at 3:30 p.m.

Adjournment

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Board Members Present:

- | | | |
|-----------------------|----------------------------------|---------------------------------|
| Todd Clarke (Chair) | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Kamal Ali | <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 |
| Shawn Colbert | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Peter Gineris | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Hannah Feil Greenhood | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Leann Kemp | <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 |
| F. Tasha Martinez | <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 Porras | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Kendra Yevoli | <input type="checkbox"/> present | <input type="checkbox"/> absent |
| Jessica Burlingham | <input type="checkbox"/> present | <input type="checkbox"/> absent |