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BOARD OF DIRECTORS

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Mark Pettit
Architect

CHIEF EXECUTIVE OFFICER
Linda Braunschweiger

CHIEF EXECUTIVE OFFICER

Linda Braunschweiger

Board Meeting – Wednesday, April 22, 2026

11:30 – 1:00 pm Zoom Meeting

Minutes

Attendance: Ken Trigueiro, Elenore Vaughn, Karen Flock, Derrick Wada, Tracy McAulay, Alex Russell, Dawn Dyer, Mary Ann Krause, Elsa Brown, Garry Collett, Angel Garcia, Sarah McCarthy-Garcia, Anthony Mireles, Sean Morreale, Cathi Nye, Lynn Oshita, Stratis Perros

Absent: Maruja Clensay, Mark Pettit

Staff: Linda Braunschweiger, Tobie Roach

Absent Staff: Jason Gaffner

Guests: Aileen Nguyen, Gabby Zaragoza, Julie Rosario

1. Welcome/General Updates -Meeting begins at 11:31am
 - Tracy shares-the County will bring their 6-month update to the board of supervisors on April 28th at approximately 9am.
 - Karen shares-Valentine Roads grand opening is schedule for 5/21
 - Linda shares-Casa De Carmen/Casa Aliento opening on 4/29
 - Ken shares-House Farm workers have a developer roundtable on 5/14
 - Advocacy Update- CAL IIP and Housing Bond/LHTF Match
 - Linda shares her recent trip to Sacramento and the work she and fellow advocates are doing. It is ultimately difficult to see how the budget will work out.
2. General BOD Approval
 - a. February Financials – **Motion to approve of the February Financial Reports-Motion Passes 17/19**
 - Gabby reviews the highlights for February’s financials

- Dawn makes a motion to approve, Derrick seconds the motion, all ayes, no abstentions, motion carries
- b. March Minutes – **Motion to approve the March BOD Meeting Minutes-Motion Passes 17/19**
- Mary Ann makes a motion to approve, Dawn seconds the motion, all ayes, no abstentions, motion carries.
- c. 2025 Consolidated Audit Report – **Motion to approve the 2025 Consolidated Audit Report-Motion Passes 17/19**
- Aileen Nguyen from Goldfarb & Lipman attorneys joined the call. She was asked to clarify the term “Subsidiary” vs “Affiliate” in regard to the consolidated Audit between the HTFVC & HLTVC.
 - Discussion ensues to make sure HTFVC would not acquire any potential and/or unnecessary liabilities. Group wants to be sure we are using the appropriate terminology.
 - Group ultimately decides to use the full name of each entity on our consolidated audit, “Housing Trust Fund Ventura County and Housing Land Trust Ventura County, a supporting nonprofit”.
 - Two motions were made
 - 1) **To approve the terminology, we will use on our Consolidated Audits as stated above.- Motion Passes 17/19**
 - Karen Makes a motion to approve, Elenore seconds the motion, all ayes, no abstentions, motion carries
 - 2) **Motion to approve the 2025 Consolidated Audit Report-Motion Passes 17/19**
 - Karen makes a motion to approve, Sean seconds the motion, all ayes, no abstentions, motion carries.
3. REAP II Update
- a. SCAG Extension revised timeline
- SCAG extended our contract until the end of December, mostly for HLTVC. Our goal is to have all approved by the board at the October Board meeting.

- b. LIHTC opinion
 - Still working on getting Sacramento to approve use of this product
4. Lending Program Update -Linda shares in Jason's absence.
 - a. Pipeline Update
 - Rancho Sierra-end calls have started-payoff planned for May/June approximately.
 - Aspire to close in July
 - Ventura Housing has a potential project coming down the line
5. Compassion Campaign Event May 7 Update-Tobie/Linda
 - a. 90% of fundraising goal – last push needed at \$180,600 raised, 43 sponsors, expecting 220-230 guests.
 - b. C Suite invites -Pies with marketing delivered to CEO's 4/16
 - Linda shares that all 21 pies were delivered to CEO's and we're planning a breakfast with CEOs in August.
 - c. All hands-on deck to get more ticket sales
 - d. Volunteers sign up
 - e. Wine donation
6. Adjourn 12:58pm



Attachment
Voting Record for Minutes: April 22, 2026
Board of Directors Meeting

Motion: Approve the February Financial Reports

Made By	Dawn
2nd	Derrick
Results	Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia	X		
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Elsa Brown	X		
Garry Collett	X		
Karen Flock	X		
Ken Trigueiro	X		
Lynn Oshita	X		
Mark Petit			
Maruja Clensay			
Mary Ann Krause	X		
Sean Morreale	X		
Sarah McCarthy-Garcia	X		
Stratis Perros	X		
Tracy McAulay	X		



Attachment
Voting Record for Minutes: April 22, 2026
Board of Directors Meeting

Motion: Approve the March Board of Directors Meeting Minutes

Made By	Mary Ann
2nd	Dawn
Results	Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia	X		
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Elsa Brown	X		
Garry Collett	X		
Karen Flock	X		
Ken Trigueiro	X		
Lynn Oshita	X		
Mark Petit			
Maruja Clensay			
Mary Ann Krause	X		
Sean Morreale	X		
Sarah McCarthy-Garcia	X		
Stratis Perros	X		
Tracy McAulay	X		



Attachment
Voting Record for Minutes: April 22, 2026
Board of Directors Meeting

Motion (1 of 2): Approve the Terminology for the Consolidated Audits

Made By	Karen
2nd	Elenore
Results	Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia	X		
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Elsa Brown	X		
Garry Collett	X		
Karen Flock	X		
Ken Trigueiro	X		
Lynn Oshita	X		
Mark Petit			
Maruja Clensay			
Mary Ann Krause	X		
Sean Morreale	X		
Sarah McCarthy-Garcia	X		
Stratis Perros	X		
Tracy McAulay	X		



**Attachment
Voting Record for Minutes: April 22, 2026
Board of Directors Meeting**

Motion (2 of 2): Approve the 2025 Consolidated Audit Report

Made By	Karen
2nd	Sean
Results	Motion Passes

Discussion:

Board Members	Yes	No	Abstain
Angel Garcia	X		
Alex Russell	X		
Anthony Mireles	X		
Cathi Nye	X		
Dawn Dyer	X		
Derrick Wada	X		
Elenore Vaughn	X		
Elsa Brown	X		
Garry Collett	X		
Karen Flock	X		
Ken Trigueiro	X		
Lynn Oshita	X		
Mark Petit			
Maruja Clensay			
Mary Ann Krause	X		
Sean Morreale	X		
Sarah McCarthy-Garcia	X		
Stratis Perros	X		
Tracy McAulay	X		