

**MINUTES OF THE BOARD OF DIRECTORS MEETING
CAPITAL AREA HOUSING FINANCE CORPORATION**

**AUGUST 13, 2025 AT 1:00 PM
TERRACE 7 (2801 VIA FORTUNA), SUITE 635 AUSTIN, TX 78746**

The Capital Area Housing Finance Corporation Board of Directors ("*Board*") convened at TERRACE 7 (2801 VIA FORTUNA), SUITE 635 AUSTIN, TX 78746 for a Regular meeting on August 13, 2025 at 1:00 PM. These minutes were prepared in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended.

- I. Call to Order: Meeting called to order by President Haden at 1:00 PM.
- II. Roll Call: Quorum established with ten members present.
 - A. Judge Hoppy Haden (President), Judge Ron Cunningham (Vice President), Jim Wither (Secretary), Commissioner Joe Don Dockery, Commissioner Dr. Michelle Cohen, Commissioner Russ Boles, Maurice Pitts, Jr., Ed Janecka, James Sultemeier, and Ryan Thomason were present, as well as guests Tim Nelson, Megan Rahmes, and Ryan Bown.
- III. Approval of Minutes

Motion by Ryan Thomason to approve the minutes from July 9, 2025; seconded by Maurice Pitts, Jr. Vote: 10 Ayes, 0 Nays – Motion carried.
- IV. Action Items
 - A. Discussion and possible action regarding the financial report.

Motion to approve the financial report by Commissioner Boles; seconded by Ryan Thomason. Vote: 10 Ayes, 0 Nays – Motion carried.
 - B. Discussion and possible action regarding CAHFC Quarterly Investment Report.

CAHFC Quarterly Investment Report was discussed. No action was taken.
 - C. Discussion and possible action regarding amending and restating the CAHFC Bylaws.

Motion by Ed Janecka to approve the CAHFC Bylaws; seconded by Judge Cunningham. Vote: 10 Ayes, 0 Nays – Motion carried.
 - D. Discussion and possible action regarding the creation of an executive committee of the Board of Directors.

Motion by Commissioner Dockery to approve the executive committee; seconded by Secretary Wither. Vote: 10 Ayes, 0 Nays – Motion carried.

V. Discussion Items

A. Housing Community Outreach – Flood Recovery Efforts.

Judge Haden announced that not all of the CAHFC service areas have a mechanism to utilize the housing community outreach; therefore suggested that those counties offer those funds to Williamson, Burnet, and Llano counties due to the catastrophic floods that claimed many lives and destroyed and or heavily damaged 470 homes. Commissioner Dockery announced First State Bank will match \$100K.

B. Discussion of Capital Area Housing Finance Corporation's multifamily project summary.

Ms. Shields announced that there are three new potential partnership deals. Blanco Basin will not close under the current reservation Liberty Hill withdrew its application due to water issues, and a senior deal in Georgetown also withdrew its application.

C. Discussion of board strategic planning meeting, board stipends, and Texas Open Meeting Act considerations for Capital Area Housing Finance Corporation.

Ms. Shields suggested that the structure be changed to a longer regular board meeting, perhaps 4 hours, at the office in January. Judge Haden then recommended that board meetings be held on an as-needed basis.

VI. Adjournment

Motion to adjourn by President Haden; seconded by Vice President Cunningham. Meeting adjourned at approximately 1:30p.m.

****CERTIFICATION:****

I certify that the above minutes are a true and correct record of the August 13, 2025 meeting of the Capital Area Housing Finance Corporation.

By: Andrea Shields

Name: Andrea Shields

Title: Executive Director