



BOARD OF DIRECTORS MEETING AGENDA
July 23rd, 2025 7:30am – 9:00am
Cox Castle – 3121 Michelson, Suite 200, Irvine

Zoom Link: [Click Here](#)
Meeting ID: 838 1009 6506
Passcode: 232929

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|---|-------------|--------|
| 1. WELCOME / EXECUTIVE DIRECTOR'S REPORT (attached) | Paone | 7:30am |
| 2. MINUTES (attached) | Paone | 7:35am |
| • Board Action: Approve June 2025 Board Minutes | | |
| 3. CASHFLOW UPDATE / QUESTIONS | All | 7:40am |
| 4. HOMEAID 101: La Veta - The Whole Story | Cunningham | 7:45am |
| 5. UPDATES | | |
| a. Giving From the Heart | Binns | 7:55am |
| b. LA Ascertainment | Sloan | 8:00am |
| c. Steadfast LA Project | Prolo/Auten | 8:05am |
| d. Altadena Baptist Church Temp & Perm Onsite Housing Options Kiner/Auten | | 8:10am |
| 6. GO DEEP DISCUSSIONS | | |
| a. Family CareCenter Sale: Status, Terms, and Letter of Intent | Uranga | |
| 8:15am | | |
| • Board Action: Ratify (or not) LOI and Next Steps | | |
| b. La Veta Village Financing | Prolo | 8:30am |
| i. <i>Use of Cal Optima Funds to Pay Off Loan</i> | | |
| • Board Action: Approve (or not) use of Cal Optima Funds | | |
| b. continued: | | |
| ii. <i>Farmers & Merchants Line of Credit Package</i> | | |
| • Board Action: Approve (or not) Financing Package | | |
| c. Precious Life Shelter – Adoption (see application link on ED Report) | Pintar | 8:45am |
| • Board Action: Discuss and Provide Direction | | |
| 7. OTHER | All | 8:55am |



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8. ADJOURNMENT

Paone 9:00am

Meeting Minutes

Board Members Present:

Tim Paone	John Lavendar	Valerie Hardman	Dave Prolo
John Olivier	Sean Henry	Todd Cottle	Brandi Binns
Oliver Jones	Sara Sloane	Oscar Uranga	Carol Mak
Tara Morenc	Bryan Coniligio	Kathryn Buscaglia	Ursala Luna-Reynoso
Colin Koch	Erik Pfahler	Dave Pintar	

HomeAid Staff Present: Gina Cunningham Yvette Ahlstrom Melissa Auten

Board President Paone called the meeting to order at 7:30 am

MOTION: A Motion was duly made by Director Hardman, seconded by Director Lavendar, and unanimously carried to approve the June 2025 Board Meeting Minutes.

Financials: Director Prolo provided an overview of the updated 2025 budget. The HomeAid staff explained the impact of events on the budget.

HomeAid 101: HomeAid gave the Board of Directors an in-depth review of the La Veta Village project.

Giving From the Heart: Director Binns provided an update regarding the 2025 Giving From the Heart event, noting that a new direction would be needed to celebrate historic Board Members.

La Ascertainment: Director Binns requested Board Members attend meeting to learn more about the landscape in Los Angeles.

Steadfast: HomeAid provided an update on the Steadfast partnership, noting that Rick Caruso would be calling recipients this week.

Altadena: HomeAid provided an update on the potential project in Altadena, noting that discussions were still ongoing due to uncertain funding.

Family Care Center: Director Uranga provided an update on sale negotiations. It was noted that there would be a 30-day due diligence period and 15 days to close on the sale.

MOTION: A Motion was duly made by Director Olivier, seconded by Director Hardman, and unanimously carried to ratify the Letter of Intent with HIS-OC.



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La Veta: The Board of Directors discussed paying off the La Veta property using Cal Optima funds as well as the line of credit with Farmers and Merchants bank. HomeAid was directed to infer about deferring the line of credit.

MOTION: A Motion was duly made by Director Olivier, seconded by Director Hardman, and unanimously carried to utilize remaining CalOptima funds to pay off the La Veta property.

Precious Life: The Board reviewed the Precious Life project application.

MOTION: A Motion was duly made by Director Hardman, seconded by Director Binns, and unanimously carried to adopt the project.

The Meeting adjourned at 8:59am

The next Board of Directors Meeting will take place on Wednesday, August 27, 2025

Minutes prepared by: Gina Cunningham

Date: 08/03/2025

Valerie Hardman
Board Secretary

Date: 8/27/25