



HOME MEANS NEVADA, INC.

*A Non-Profit Entity Established by the
State of Nevada, Department of Business and Industry*

Board of Directors

President – Shannon Chambers

VP/Treasurer – Perry Faigin

Member at-large – Robin Sweet

Member at-large – Verise Campbell

Member at-large – Jennifer Yim

**Home Means Nevada, Inc.
Notice & Agenda of Public Meeting
Home Means Nevada, Inc.
Board of Directors Public Meeting
Wednesday, June 19th, 2019, at 9:30 A.M.
Meeting Location: Teleconference**

Meeting Minutes

1. Call to order, Roll Call.

President Chambers called the meeting to order at approximately 9:35 a.m. Introductions, Roll Call, and Quorum.

The following were in attendance:

President, Shannon Chambers (By Telephone)

Vice President (VP)/Treasurer, Perry Faigin (By Telephone)

Colleen Platt, Legal Counsel for Home Means Nevada, Inc. (By Telephone)

Board Member, Robin Sweet (By Telephone)

Board Member, Verise Campbell (By Telephone)

PLM Loan Manager (By Telephone)

Operations Manager, Michelle Crumby (Las Vegas-in Person)

Project Assistant, Lana Smith (Las Vegas-in Person)

Project Assistant, Cynthia Ravenholt (Las Vegas-in Person)

Attorney Matt Dayton of McCarthy Holthus (Las Vegas-in Person)

Attorney Nikoll Nikci of Michael F. Bohn, Esq., Ltd. (Las Vegas-in Person)

2. Public Comment.

There was no Public Comment.

3. “For Discussion and Possible Action” Approval of Minutes from February 13, 2019.

Vice President, Perry Faigin, made a Motion to approve and accept the minutes as written. Board Member, Verise Campbell, seconded the Motion. The Motion was approved unanimously without further discussion or questions.

4. Update on Program Statistics from Home Means Nevada. *Michelle Crumby, Home Means Nevada*

Operations Manager, Michelle Crumby, presented this item. For the period covering January 1st, 2019, through March 31st, 2019, there were 71 Petitions for Mediation filed. There were 125 completed mediation cases where an Order was issued. Of the 125, the Court Orders were as follows: 42 no certificate issued; 2 cases no certificate issued due to Bankruptcy; 40 certificates issued; 41 certificates to be issued later based on an agreement of the parties. For this same period, there were 853 certificates issued because no Petition for Mediation was filed and/or a Waiver was filed, or a Court Order directed a certificate to be issued.

President, Shannon Chambers, stated that the Notice of Defaults (N.O.D.) are going down and may end up being around 4,000 for this Fiscal Year 2019, and that Home Means Nevada, Inc., would continue to monitor these along with the Petitions for Mediation. President, Shannon Chambers, noted that she had received positive comments about Home Means Nevada, Inc., and how the program was working from various stakeholders.

5. “For Discussion and Possible Action” Update on 2019 Legislative Session – Senate Bill 382 and authority from Board of Home Means Nevada for President, Vice President and/or Operations Manager to submit required documents and reports to the Nevada Legislature and/or Interim Finance Committee of the Nevada Legislature. *Shannon Chambers, Home Means Nevada*

President, Shannon Chambers, presented this item. In 2017 when Senate Bill 490 moved portions of the Foreclosure Mediation Program to Home Means Nevada, Inc., one of the elements left in that bill was a yearly audit to be conducted by the Division of Internal Audits. Because Senate Bill 490 originally proposed moving the Foreclosure Mediation Program to the Nevada Housing Division, the Division of Internal Audits audit was part of that proposal. When Home Means Nevada, Inc., ultimately became responsible for portions of the Foreclosure Mediation Program, the audit requirement seemed to no longer be applicable.

President, Shannon Chambers, informed the Board that when the Division of Internal Audits started the audit in 2019, it went back to 2017. As the process started and concluded, Home Means Nevada, Inc., and the Division of Internal Audits, realized that this requirement should be removed. It was recognized that Home Means Nevada, Inc., is

a non-profit entity and is not a state entity. It does not use the state accounting system, it does not use the state Information Technology (IT) system, or the state personnel system.

President, Shannon Chambers, informed the Board that through a friendly amendment to Senate Bill 382, that was ultimately approved by the Legislature and signed by the Governor, the audit requirement by the Division of Internal Audits was removed. In replace of that, Home Means Nevada, Inc., would submit its annual tax return, annual outside audit, and a yearly report on the program numbers.

Board Member, Verise Campbell, made a Motion to approve this item. Vice President, Perry Faigin, seconded the Motion and it passed unanimously. There were no questions or further discussion.

6. “For Discussion and Possible Action” Update on 2019 Legislative Session – Assembly Bill 70 and delegation of authority from the Board of Home Means Nevada to the President of Home Means Nevada to make decisions on pending litigation and approve and authorize legal counsel to defend pending litigation. *Shannon Chambers, Home Means Nevada*

President, Shannon Chambers, presented this item and directed the Board to Assembly Bill 70 in the Agenda Meeting Packet, and specifically, section 2.5, pages 2 and 3 of Assembly Bill 70. Assembly Bill 70 would now give the authority for the President and/or a designee of the Board to defend and/or act in response to a lawsuit, and then report back to the Board. President Chambers stated that she felt giving the President and/or a designee of the Board this type of authority would be recommended because, lawsuits can happen at any time. If individuals are on vacation or there are holiday periods and a meeting cannot be arranged or a quorum met, it could hinder action on a lawsuit when decisions need to be made quickly.

President, Shannon Chambers, informed the Board that as the President if a decision must be made on pending litigation very quickly, that decision would be brought back to the Board and the Board notified of any action.

Board Member, Robin Sweet, made a Motion to approve. Board Member, Verise Campbell, seconded the Motion and it passed unanimously. There were no questions or further discussion.

7. “For Discussion and Possible Action” Update on Financial Status and Budget. *Shannon Chambers, Home Means Nevada*

President, Shannon Chambers, presented this item and referred the Board to the materials in the Agenda Meeting Packet for this item. Ms. Chambers noted that the Notice of Defaults were down and may be around 4,000 this Fiscal Year 2019, from the original projection of 6,000 Notice of Defaults. Therefore, the budget showed a projected shortfall in Notice of Default fees and costs for Home Means Nevada, Inc. of \$153,958.00. Ms. Chambers informed the Board that the projected Notice of Defaults for Fiscal Year 2019-2020 is 4,000, which would represent \$380,000 in Notice of Default fees that could be requested from the Interim Finance Committee at the

Legislature. Ms. Chambers informed the Board that she felt confident that continued requests for funding from the Interim Finance Committee would continue to be approved because, the Portal and Foreclosure Mediation Program were working well based on stakeholder feedback. Ms. Chambers also informed the Board that the figures in the materials were projections, but could change if for example, postage and legal fees came in higher.

Board Member, Robin Sweet, inquired if 3 full-time staff were enough even with the success of the Portal. Ms. Chambers responded that “3 full-time staff is lean,” but that given the projections on the Notice of Defaults, it might not be appropriate to ask for any new positions at this time. Ms. Chambers also informed the Board that there have been discussions with stakeholders and the Nevada Supreme Court to possibly mandate the use of the Portal through new Nevada Supreme Court rules.

Vice President, Perry Faigin, made a Motion to approve the proposed budget for Fiscal Year 2019-2020 as set forth in the materials for this item. Board Member, Robin Sweet, seconded the Motion and it passed unanimously. There were no questions and no further.

8. For Discussion and Possible Action” Authority for HMN Staff to contract with a Certified Public Accounting (CPA) Firm to perform 2018-2019 Year End Financial Audit.” Shannon Chambers, Home Means Nevada and Michelle Crumby, Home Means Nevada

President, Shannon Chambers, presented this item. Ms. Chambers informed the Board that the Policies and Procedures and Bylaws required an Annual Outside Audit be conducted. The firm that was chosen last year submitted a proposal to conduct the Audit again this year. Ms. Chambers informed the Board that the proposal submitted by this same firm seemed reasonable and would fall within the \$16,000.00 approved for this expense. The previous Audit Report was delivered on time and with no issues and presented to the Director of the Department of Business and Industry and the Legislature. Ms. Chambers recommended that this same firm be chosen this year.

Board Member, Robin Sweet, made a Motion to approve the authority for HMN staff to contract with a Certified Public Accounting Firm to perform the Fiscal Year 2018-2019 Annual Audit. Board Member, Verise Campbell, seconded the Motion and it passed unanimously. There were no questions or discussion.

9. “For Discussion and Possible Action” regarding case A-18-786471-C |James Matz, Plaintiff(s) vs. Home Means Nevada Inc., (HMN) Defendant(s), approval for legal counsel to defend the lawsuit on behalf of Home Means Nevada. Shannon Chambers, Home Means Nevada Inc. and Colleen Platt, Legal Counsel for Home Means Nevada Inc.

President, Shannon Chambers, presented this item and informed the Board that this item was to seek Board approval and authority for Legal Counsel, Colleen Platt, to defend this lawsuit. Ms. Platt confirmed that this was the

intent of this item and if given the approval and authority to defend this lawsuit, Ms. Platt would proceed accordingly.

Vice President, Perry Faigin, made a Motion for the authority and approval of Legal Counsel, Colleen Platt, to defend lawsuit/ case A-18-786471-C, James Matz. Board Member, Robin Sweet, seconded the Motion and it passed unanimously. There were no questions or further discussion.

10. For Discussion and Possible Action” regarding case A-18-780349-C | Jolan Manguin, Plaintiff(s) vs. Home Means Nevada Inc., (HMN) Defendant(s), update on lawsuit and approval for legal counsel to continue to defend the lawsuit and represent Home Means Nevada in the appeal filed by Plaintiff. Shannon Chambers, Home Means Nevada Inc. and Colleen Platt, Legal Counsel for Home Means Nevada Inc.

President, Shannon Chambers, presented this item and asked Legal Counsel, Colleen Platt, to provide an update on Case A-18-780349-C. Ms. Platt informed the Board that there was a Motion to Dismiss which was Granted as was the Summary Judgment, both of those Granted by the Eight Judicial District. Ms. Platt informed the Board that the Plaintiff filed an appeal to the Nevada Supreme Court, possibly to delay foreclosure and stay in the house. President, Shannon Chambers, notified the Board that this item and the authority and approval that was needed from the Board, was to allow Ms. Platt to continue to file pleadings and defend this lawsuit as needed.

Vice President, Perry Faigin, made a Motion for the authority and approval of Legal Counsel, Colleen Platt, to continue to defend this lawsuit and file/pursue any legal actions as needed for case A-18-780349-C. Board Member, Robin Sweet, did inform the Board that she is an employee of the Nevada Supreme Court. President, Shannon Chambers, and Board Member, Verise Campbell, both seconded the Motion and it passed. There were no questions or further discussion.

Public Comment

None.

11. Adjournment. 10:02 a.m.