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|  | **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**

 **Monday, April 13, 2020, at 9:30 A.M.
Meeting Location: Teleconference**

 **Meeting Minutes**

1. **Call to order and Roll Call.**

Shannon Chambers, President, called the meeting to order at approximately 9:30 a.m. Roll Call and Quorum.

**The following were in attendance:**

Shannon Chambers, President (By Telephone)

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

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

Jennifer Yim, Board Member (By Telephone)

Robin Sweet, Board Member (By Telephone)

Verise Campbell, Board Member (By Telephone)

Michelle Crumby, Operations Manager (By Telephone)

Han Rusli, Chief Executive Officer, Indisoft (By Telephone)

Camillo Melchiorre, President and Director of Regulatory Compliance, Indisoft (By Telephone)

Kristin A. Shuler-Hintz, Partner and Managing Attorney, McCarthy, Holthus, LLP (By Telephone)

1. **Public Comment.**

There was no Public Comment.

**3. “For Discussion and Possible Action” Approval of Minutes**

 **from February 3, 2020.**

Perry Faigin, Vice President, made a motion to approve the minutes as written. Robin Sweet, Board Member, seconded the motion. The motion was approved unanimously without further discussion on the motion.

1. **Update on Program Statistics.** *President, Shannon*

*Chambers and Operations Manager,**Michelle Crumby,*

 *Home Means Nevada.*

The following statistics were provided.

For the period covering January 1, 2020, to March 31, 2020, there were 1,004 Notice of Defaults filed, with 779 in Clark County and 113 in Washoe County. The total Notice of Defaults filed for fiscal year 2020 so far is 2,732. During this same period, Home Means Nevada, Inc. (HMN) issued 481 certificates to proceed with foreclosure based on failure to file a petition or waiver. There were 71 court orders directing HMN as follows: 33 cases directed HMN to issue a certificate to proceed with foreclosure; 38 directed HMN not to issue a certificate.

From January 1, 2020, through March 31, 2020, there were 70 petitions filed with HMN to participate in the Foreclosure Mediation Program.

1. **“For Discussion and Possible Action” Authority for President to enter into additional contract and/or contract addendum with Indisoft to implement Homeowner Connect self-service portal and Home Retention Program platforms and seek additional funding from Legislative Counsel Bureau to implement these platforms as a result of COVID-19 public health emergency.** *President,**Shannon Chambers, and Operations Manager, Michelle Crumby, Home Means Nevada, Inc., and Hans Rusli, Chief Executive Officer of Indisoft, and Camillo Melchiorre, President and Director of Regulatory Compliance of Indisoft.*

Shannon Chambers, President, presented this item. President Chambers informed the Board that because of the public health emergency related to COVID-19, the rising unemployment rates, potential defaults, and potential issues with homeowners and mortgage payments, HMN was looking into potential options to assist homeowners.

President Chambers informed the Board that Indisoft, who is the vendor for the Foreclosure Mediation Program Portal had provided HMN with some potential proposals and platforms to assist homeowners. The first part of the Indisoft proposals is a homeowner connect self-service portal to address situations involving homeowners whose mortgages have been in forbearance. This proposal to assist homeowners is called “The Homeowner Connect Program.” After this first phase of the program, there could be a home retention portion that would then flow into the Foreclosure Mediation Program.

President Chambers discussed potential funding sources and meetings with industry representatives that would occur to explore these homeowner assistance options.

Verise Campbell, Board Member, informed the Board that the Nevada Affordable Housing Assistance Commission (NAHAC) had rolled out a down payment assistance program because the housing market was doing so well. Ms. Campbell then noted that because of COVID-19 public health emergency, NAHAC would be rolling out a program relating to unemployment and potential funds to assist with mortgage payments.

President Chambers, noted that implementing a homeowner assistance program/platform to address the issues from the COVID-19 public health emergency would be a positive first step for HMN based on its role in the Foreclosure Mediation Program

Board Member, Verise Campbell made a motion to approve this item.

Board Member, Robin Sweet, inquired about how “The Homeowner Connect Program” would flow into the courts/court process for the Foreclosure Mediation Program. President Chambers responded that this would be the first step in the process to see if the homeowner can reach a solution with their servicer/bank. If not, it could potentially be to the next step and this program/platform could cover all the stages of the process and provide an audit trail for the stages and life cycle of the homeowner and servicer interaction process.

President Chambers clarified that this would not be a mandatory program/portal that that courts would be required to use and/or pay for. HMN would ensure that the courts had access as needed consistent with the Foreclosure Mediation Program Portal.

President Chambers included some background on the Foreclosure Mediation Program Portal, and that there have been discussions and working groups to potentially make the Portal mandatory for the parties. HMN could not make the Portal mandatory without additional legislation or potential Supreme Court Rules.

President Chambers provided additional information that the goal of “The Homeowner Connect Program” would be a neutral platform for both the homeowner and servicer to utilize to address potential options. The emphasis of the program is not to place new requirements or costs on the courts.

Ms. Kristen Schuler-Hintz, from McCarthy, Holthus, LLP, inquired about how “The Homeowner Connect Program” would fit into the Notice of Default and Foreclosure Mediation Program legal steps and process.

President Chambers stated that HMN would work with her organization, servicers, industry groups, and any other necessary stakeholders to ensure that the legal requirements were met and that this new potential program/platform to assist homeowners worked in conjunction with the legal requirements related to a Notice of Default and potential foreclosure.

President Chambers reiterated that this is offering an avenue and a process where homeowners can turn to work with their servicer to get the information they need when the forbearance period ends, and to get ahead of this issue and be proactive.

Board Member, Verise Campbell, again made a motion to approve this item. Vice-President, Perry Faigin, seconded the motion. The motion passed and there was no further discussion on the motion.

1. **Public Comment**

There was no public comment.

1. **Adjournment.**

The meeting was adjourned at 10:00 a.m.