

# GEM HOUSING SOLUTIONS

## MINUTES OF THE BOARD OF DIRECTORS MEETING

The GEM Housing Solutions Board of Directors met at 8:00 am. on Wednesday, August 21, 2025, telephonically through GoToMeeting.

### REGULAR BUSINESS

1. Call to Order

Mr. Gerald Minott called the meeting to order at 8:00 am. The following were in attendance:

Gerald Minott      Jesse Romero      Suriani Huandra      Nikki Judd

2. Approval of the Agenda

Mr. Minott reviewed the agenda and asked if there were any changes to the agenda. There were no objections to the agenda.

3. Approve Board Meeting Minutes for the February 2, 2024 Meeting

Mr. Minott called for a motion to approve the Minutes. Mr. Romero motioned to approve the Minutes. Ms. Huandra seconded the motion, which carried unanimously.

### GENERAL BUSINESS

4. Reports

President

Mr. Minott discussed updates on GEM Housing Solutions Project, Heritage Senior Apartments. Delays in architectural component approval/design (ERRC) will delay final Certificate of Occupancy but HUD will allow families to move-in once a 100% Completion Inspection Trip Report is in hand. Ownership is still planning on a September 15, 2025 move-in date for property management and potentially residents.

Treasurer

Ms. Huandra discussed the financial closing of GEM Housing Solutions as of June 30, 2025. Most of the activity for the reporting period (July 2024-June 2025) are in December 2024, in which Resident Services obtained a SCOP Grant that was awarded to GEM. Not much activity resulted for the reporting period as the account ended in a 185.00 deficit.

### AGENDA ITEMS

5. Resolutions

A. Resolution 2025-003 Appointment of Nikki Judd as Secretary to the GEM Housing Solutions Board for a term to expire on October 25, 2025.

Mr. Minott called for a motion to approve the Resolution. Ms. Huandra motioned to approve, Mr. Romero seconded the motion, which was carried unanimously.

- B. Resolution 2025-004 Reappointment of Gerald Minott as Chair to the GEM Housing Solutions Board of Directors for a term to expire on October 7, 2028.

Mr. Minott called for a motion to approve the Resolution. Mr. Romero motioned to approve, Ms. Huandra seconded the motion, which was carried unanimously.

- C. Resolution 2025-005 Reappointment of Suriani Huandra as Treasurer to the GEM Housing Solutions Board of Directors for a term to expire on October 25, 2028

Mr. Minott called for a motion to approve the Resolution. Mr. Romero motioned to approve, Ms. Judd seconded the motion, which was carried unanimously.

## **GENERAL BUSINESS**

### **6. Comments and Announcements**

None noted.

### **7. Adjournment**

At 8:25 am, Mr. Minott motioned to adjourn the meeting.