

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
April 14, 2026

Commissioners Present: Mr. Wes Willhoit, Chairman
Mr. Dave Anderson
Mr. Kevin Kopp
Mr. Joe Irick
Ms. Rosalee Perea, via Zoom

Secretary/Director: Mr. Nicholas Rasmussen
Recorder: Ms. Jessica Aguilar
Staff: Ms. Cynthia Fardanesh
Ms. Betian Webb
Ms. Briandy Sanchez

Guests: Mr. Brent Weickert
Ms. Kris Beal, City Councilmember, via
Zoom
Ms. Nia Stockbridge, AHDC
Mr. James Burrus, WINN

Absent: Mr. Max Zappas
Ms. Amanda Earles

1. Call to Order: The meeting was called to order by Mr. Willhoit at 5:05 PM.
2. Mr. Willhoit welcomed Mr. Kirk Vaughn as a new board member for AHPR Board. Mr. Vaughn introduced himself and gave a brief background.
3. Public Comment: None
4. City Report: Ms. Beal has been practicing for Lumina Alliance returning the celebrated local tradition Lumina Nights Dancing with our Stars, a two-night celebration featuring dancing, music, entertainment, great food, local wine and beer, exciting auction items, a live dance competition starring community leaders and unforgettable moments that bring people together in support of local survivors. The gala takes place May 1 and 2, 2026, at the brand-new Vina Robles tasting room on Ramada Drive in Paso Robles. Paso Robles Daily News recently on April 10, provided educational information regarding housing and was very informative. On May 6 @ 6:00 PM, there will be a City Council Special Meeting to discuss Goals and Initiatives Workshop. The Promotoras and PR Fire Department did a good collaboration for the community. Road repair is continuing throughout the City.
5. Consent Agenda: Mr. Anderson motioned to approve the consent items and Ms. Kirk seconded, the motion passed: 6 ayes, 0 noes, 1 absent.

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- a. Approval of March 10, 2026 minutes: The board had no questions or comments.
- b. Financials: Ms. Fardanesh reported that the statements provided are for eight months, ending February 28, 2026. She reported that Cash Flow is positive. PRHA reported \$881,993 of income, \$715,656 of expenses leaving a net surplus of \$166,337. The PRHA balance sheet reported unrestricted cash of \$478,633 and restricted cash of \$1,084,417 with total current assets of \$2,656,748. The Net Income from Operations for the current YTD compared to the prior YTD has increased by \$385,436.11 as developer fees for Sunrise Villas and River Walk Terrace have been received over the last few months.
- PRLLC recorded \$260,656 of income and \$0.00 of expenses leaving a net surplus of \$260,656.

c. Portfolio Dashboard Report:

Oak Park 1: Ms. Aguilar reported that Oak Park 1 currently has one 2 bedroom Tax Credit vacancy. Regarding rent collection, all residents have paid rent. Regarding maintenance, exterior painting of all buildings will begin soon. Also, new exterior cameras have been approved for purchase by Housing Authority of the County of Monterey.

Oak Park 2: Ms. Aguilar Barriga reported that Oak Park 2 currently has one 2 bedroom Tax Credit vacancy. Regarding rent collection, all residents have paid rent. No major issues to report at this time.

Oak Park 3: Ms. Stockbridge, AHDC representative reported that Oak Park 3 currently has no vacancies. Regarding rent collection, two residents owe \$2198 in rent. No major maintenance issues to report at this time. The maintenance position has been filled and will start at the EOM.

Oak Park 4: Ms. Stockbridge, AHDC representative reported that Oak Park 4 currently has no vacancies. Regarding rent collection, three residents owe \$217 in rent. No major maintenance issues to report at this time.

Sunrise Villas: Ms. Stockbridge, AHDC representative reported that Sunrise Villas currently has no vacancies. Regarding rent collection, one resident owes +\$5,000 and is in the eviction process. An agency in San Luis Obispo is trying to assist in paying this amount. The board asked which agency is this and Ms. Stockbridge is going to check and let the board know. No major maintenance issues to report at this time.

River Walk Terrace: Ms. Stockbridge, AHDC representative reported that River Walk Terrace currently has no vacancies. Regarding rent collection, seven residents owe \$3830 in rent. Two other residents are in the eviction process. Regarding maintenance, a new Maintenance person will start on April 22, 2026. Ms. Mary Cruz Vela, the new OSM did a mass recertification.

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Mrs. Perea joined the board at estimated 5:30 PM.

Ms. Beutler, Ms. Stockbridge and Mr. James Burrus excused themselves from the board meeting at 5:33 PM.

6. New Business:

- a. Chet Dotter Management Agreement: Ms. Anderson motioned for Mr. Nicholas Rasmussen to negotiate the final Chet Dotter Management Agreement and Mr. Irick seconded, the motion passed: 6 ayes, 0 noes, 1 absent. Mr. Rasmussen provided the board with an update and there was much discussion. He reported to the board that an addendum with five items came back with part of a 2 year contract.

- b. Required training regarding Sexual Harassment and Ethics: Mr. Rasmussen informed the board that these trainings are required as a PRHA and AHPR board member, every 2 years. Ms. Fardanesh will initiate this through an email and the deadline to comply is by our June 9, 2026 board meetings.

7. Summary Report of Activities:

- a. Community Services and Programs: Ms. Sanchez reported on all the latest programs and activities throughout all properties. Community Services Programs have been very active the last month. The following agencies have been using our community room: CAPSLO, for childcare enrollment sign ups, Promotores and Corazon Latino provide resources and information. Last month, Promotoras hosted presentation by PR Fire Captain Mr. Ross Porter. The Bookmobile continues its weekly visits to our sites. An upcoming Yard Sale will be held for tenants. Recent sign-ups for Swim lessons were held. Registration remains open to Oak Park and SunRise residents. This year, a \$10 fee per session was initiated, to encourage commitment. These lessons will happen at the Municipal Pool on 28th Street. The scholarship committee reviewed 21 applications and selected 5 recipients. Scholarships will be presented on May 28th at the PR High School.
At Sunrise Study Center, Fun Fridays and Adult Loteria continue having a strong attendance. CAPSLO has hosted monthly Parent Cafes and due to high engagement, they have decided to extend their time with us. At River Walk Terrace, services are going well with residents actively engaging, sharing ideas and building a community. Next month, a Cinco de Mayo potluck will be hosted.
- c. Development Pipeline: Mr. Rasmussen reviewed the pipeline report and discussed progress on potential projects, with no action required.

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8. Old Business: None
9. Closed Session: None
10. Next PRHA meeting scheduled is for May 12, 2026 @ 5:00 PM.
11. Adjourn: Mr. Willhoit motioned to adjourn the meeting at 6:05 PM.

Chairman: 
Wes Willhoit

President: 
Nick Rasmussen

Date: 5/12/2026