

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES

June 9, 2026

Commissioners Present:	Mr. Wes Willhoit, Chairman Mr. Max Zappas Mr. Dave Anderson Mr. Kevin Kopp Mr. Joe Irick Ms. Amanda Earles 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. Kirk Vaughn, via Zoom Mr. Brent Weickert Ms. Kris Beal, City Liaison Ms. Nia Stockbridge, AHDC Mr. James Burrus, WINN Mr. Ryan Caldwell
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Absent: Ms. Gabriela Barriga

1. Call to Order: The meeting was called to order by Mr. Willhoit at 5:10 PM.
2. Public Comment: None
3. City Report: Ms. Beal provided an update of the latest developments with the City. The City recently finished adopting their next goals and housing goals and anticipate passing the budget. An approval of the full design of the City Library, Spring Street Corridor Survey and blinking light at 36th Street and Spring. There was a Intervention Youth Commission that consisted of some past or present YouthWorks youth. New in 2026, an Arts and Culture Board advises on matters pertaining to visual art in public places within city owned or city-controlled leased areas. This board will help shape the future of public art in Paso Robles.
4. Mr. Ryan Caldwell, Regional Director/Partner EP Wealth did a presentation on our Portfolio and Market Outlook June 2026. Which included a Market Recap, Return of Assets and our Current Position. Also, a Client Overview Report. The board had no questions.
5. Consent Agenda: Mr. Anderson motioned to approve the consent items and Mr. Irick seconded, the motion passed: 6 ayes, 0 noes, 1 absent.
 - a. Approval of May 12, 2026 minutes: The board had no questions or comments.

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- b. Financials: Ms. Fardanesh reported that the statements provided are for ten months, ending April 30, 2026. PRHA reported \$1,550,252 of income, \$902,239 of expenses leaving a net surplus of \$648,013. The PRHA balance sheet reported unrestricted cash of \$236,518 and restricted cash of \$1,088,713 with total current assets of \$7,132,521. PRLLC recorded \$325,819 of income and \$0.00 of expenses leaving a net surplus of \$325,819. Ms. Fardanesh noted the audit for PRHA and AHPR were recently completed the for the fiscal year ending 6/30/2025.

- c. Portfolio Dashboard Report:

Oak Park 1: Ms. Aguilar reported that Oak Park 1 currently has two 2-bedroom vacancies. Several residents will be transferring units and will be back filling these units by the end of the month. Regarding rent collection, it's too early in the month to know but don't anticipate any issues. Regarding maintenance, exterior painting of all buildings and the installation of exterior cameras has started as well.

Oak Park 2: Ms. Aguilar reported that Oak Park 2 currently has two 2-bedroom vacancies. Several residents will be transferring units and will be back filling these units by the end of the month. Regarding rent collection, it's too early in the month to know but don't anticipate any issues. Regarding maintenance, exterior painting of all buildings is almost all completed and the installation of new cameras is completed.

Additional information: Mr. Rasmussen reported that tree trimming and cleaning of the solar panels has been completed.

Oak Park 3: Ms. Stockbridge, AHDC representative reported that Oak Park 3 currently has no vacancies. Regarding rent collection, one resident has been served a 3 Day Notice to Pay or Quit due to non-payment of rent for \$1600. No major maintenance issues to report at this time.

Oak Park 4: Ms. Stockbridge, AHDC representative reported that Oak Park 4 currently has no vacancies. Regarding rent collection, all residents have paid rent. Regarding maintenance, the new person gave 2 week notice due to wife having to commute one hour away.

Sunrise Villas: Ms. Stockbridge, AHDC representative reported that Sunrise Villas currently has no vacancies. Regarding rent collection, one resident that was in the eviction process, Family Care Network paid all outstanding monies owed. No major maintenance issues to report at this time. All staff is preparing for an upcoming CTCAC inspection.

River Walk Terrace: Ms. Stockbridge, AHDC representative reported that River Walk Terrace currently has one vacancy although unit will be filled on June 10. Regarding rent

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collection, one resident is in eviction process. And another resident is complying with the payment arrangement set in lieu of eviction. No major maintenance issues to report at this time.

Both Ms. Stockbridge and Mr. Burrus excused themselves from the board meeting at 5:54 PM.

6. Summary Report of Activities:

- a. Community Services and Programs: Ms. Sanchez reported on all the latest programs and summer activities throughout all properties. The City Library will be starting to come every Wednesday and providing lunch followed by crafts and activities for the youth. They have some special events planned including mini ponies and Zoo to You. The Boys & Girls Club will be joining us on Wednesdays. Summer camp will start next week. Swim lessons will be starting soon. Recently Mr. Joe Irick assisted to make a connection with Ms. Heather Stephenson, the Recreation Coordinator regarding their new Mobile Recreation Van. The van is equipped with activities and opportunities for both our youth and seniors. They are working on scheduling a visit this month with an activity and her team to provide staff and all necessary supplies. At Sunrise Villas, Fun Fridays will be the focus to provide activities for youth and families throughout the summer. At River Walk Terrace, they continue with regular programming and has expanded chair yoga to twice a week, in which the residents are enjoying.
- b. Development Pipeline. Mr. Rasmussen reviewed the pipeline report and discussed progress on potential projects, with no action required.

7. Old Business: None

8. New Business:

- a. Chet Dotter Management Update: Mr. Rasmussen provided an update to the board. PRHA Staff has been working hard on this new project. PRHA staff has been working closely with HASLO. Recently, one unit was rented and the rent was based on his income. Staff is working on filling the other two vacancies. Along with obtaining a new On Site Manager. Next month, Resident Services will start again at Chet Dotter.

9. Closed Session: None

10. Next PRHA meeting scheduled is for August 11, 2026 @ 5:00 PM. The board decided to cancel the July 14, 2026 board meeting.

11. Adjourn: Mr. Willhoit motioned to adjourn the meeting at 6:24 PM.

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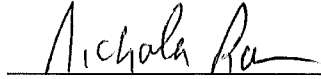
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Chairman:



Wes Willhoit

President:



Nick Rasmussen

Date:

6-9-2026