



Keller Housing
Initiatives, Inc.

Board of Directors

PATRICIA WELLS
ROY SCHWEYER
CARLA DARTIS
BERNARD DEASY
JON GRESLEY
ANNE GRIFFITH
GREGORY D HARTWIG
HAROLD DAVIS
MALIK FRANKLIN
DON FALK
JANET HOWLEY
GARY FLAXMAN

Executive Director

Patricia Wells

In accordance with Article IV Section 4.10 and 4.11, of the Keller Housing Initiatives Inc., bylaws, NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Keller Housing Initiatives has been called. The meeting will be held as follows:

KELLER HOUSING INITIATIVES, INC.

Regular Meeting (Affiliate Meeting)

**Tuesday, September 26, 2023 at 1:00 PM
1619 Harrison Street
Oakland, CA 94612**



AGENDA
Regular Meeting (Affiliate Meeting)
September 26, 2023, 1:00 PM

Zoom Information

To participate via teleconference, please use the zoom link below.

Join Zoom Meeting Online: <https://www.zoom.us/join>

Meeting ID (access code): 885 7316 3937 Meeting Password: 2023

Closed Caption – provided through the link.

To participate by Telephone: 1 (669) 219 2599

Meeting ID (access code): 885 7316 3937 Meeting Password: 2023#

1. Call to order

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are three (3) Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For "emergency circumstances" the request must be approved by a majority vote of the Board of Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must a/so publicly disclose at the meeting prior to any action whether any individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals.

2. Approval of agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists.

3. Approval of minutes from the Special Meeting of June 21, 2023

3.1 2023-899 Approval of the minutes from Special Meeting of June 21, 2023

Attachment(s)

[1_KHI_06_21_2023_DRAFT_MINUTES_for_approval\(dh\).docx](#)

4. New Business

4.1 2023-885 Recognition of departing Board Director

Attachment(s)

[Recognition of Departing Board Director](#)

4.2 2023-886 Consideration of a resolution to adopt amendment of Articles of Incorporation

Attachment(s)

[Memorandum - Amendment of the Article of Incorporation](#)
[Certificate of Second Amendment Redlined](#)
[Resolution - Certificate of Second Amendment to Articles of Incorporation](#)
[Certificate of Second Amendment to Articles of Incorporation](#)

- 4.3 2023-888 Consideration of a resolution to approve Annual Operating Budget for Keller Plaza Apartments for calendar year 2024

Attachment(s)

[Memorandum - Keller Plaza Apartments Annual Operating Budget 2024](#)
[Keller Plaza Apartments Annual Operating Budget](#)
[Resolution - Keller Plaza Apartments Budget 2024](#)

5. Reports

- 5.1 2023-900 Keller Plaza Apartments quarterly property management report

Attachment(s)

[Memorandum - Keller Plaza Apartments Quarterly Property Management Report](#)
[Keller Plaza Apartments Property Management Report](#)
[Keller Plaza Apartments Security Report](#)
[Keller Plaza Apartments Financial Statements](#)

- 5.2 2023-901 Keller Plaza Apartments quarterly financial report

Attachment(s)

[Quarterly Financial Report](#)
[6_KHI_Item_V.____Keller_Quarterly_Financial_Report_MEMO\(2\).docx](#)

6. Announcements

7. Adjournment