



Almost Home, Inc. Board Meeting Minutes

April 21, 2025 - 8:30 A.M./United Power Meeting Room

Welcome and Consent Agenda - 8:30 am - 8:35 am

a. Welcome

1. Welcome and Introduction of Guests/Visitors
 - a. Alexander and Williams PLLC
2. Roll Call and Confirmation of Quorum

b. Consent Agenda

1. Approval of Board Meeting Agenda
2. Approval of March Meeting Minutes

Public Comment – 8:35 am – 8:40 am

- c. Public Comment-Invitation for Guests to Speak on Items Not on the Agenda

New Business – 8:40 am – 9:10 am

- d. Board member resignation – Jaime Campbell - Jaime Campbell has resigned from the board.

e. Auditor Presentation

Doug - auditor: Going to send us the audit and financials

Minor Administrative Finding

1. Adjustments they are sending to Amber
 - Fixing prior accruals
2. Compliance Item
 - Schedule of Federal awards, there was some confusion about where some of the funds came from on the administrator side.
3. Jessica and Amber have both reconciled that and have taken steps to remediate
Going to send the audit within the next three days.

Genesis of the issue is that the former audit hadn't changed what they were doing so the staff hadn't been doing the type of things for compliance that they should have been.

We were being audited like a \$2m organization, rather than an \$8m organization.

Trying to make sure there are no issues with the audit - that could cause issues with federal grant funding.

Some of the TANF funding was utilized for SWAP - we have to prove that the income level for the individuals to prove they fall under those TANF guidelines. We have been waiting for records from the county. Just got that information which will be sent to the auditor.

Everything on the financial side was fine.

- f. Audit Acceptance – After final audit is shared – May meeting

Unfinished Business

Programs and Services Report – Delaney Coe, Dep. Director/Lily Kapitan, Impact Mgr.

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9:10 am – 9:25 am

a. **Housing Support Program – Jeanette Martinez, Housing Support Program Manager**

Housing Stability Program Overview - Jeanette Martinez - Housing Stability Program Manager

Cover rent, mortgage, heating, energy, electric utility services

Adams and Southern Weld

Lily - Data Report highlights:

Adams county evictions are going up year over year

It would cost \$34m if everyone is evicted in the next year. It would cost \$9.7m to prevent everyone from being evicted.

Over 100 more people were served 2023-2024. On track to serve more in 2025.

92% Adams, and 8% in Weld served.

Finance Report – Amber Wright, Finance Director (Absent)

a. No finance report - will receive February and March at the May meeting.

Grants Report – Nicole Cavalino, Grants Manager 9:25-9:30 am

Development Report – Rachel Monroe, Philanthropy and Communications Director

9:30 am – 9:40 am

2. Executive Director Report – Dr. Jessica Fiedler 9:40 am – 9:45 am

3. Committee Reports 9:45 am – 9:50 am

- a. Board Development Committee: Recruiting & Training
- b. Finance Committee: Review financials in depth and prepare/approve budget
- c. Fundraising Committee: Identify and Create Fundraising Strategies
- d. Special Events Committee: Plan and Implement Special Events
- e. Facilities Review Committee – Office and Shelter Facilities

Adjourn – 9:45 am

Next meeting date is May 19, 2025

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