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February 23, 2026

**Almost Home Minutes**

**In Attendance:**

Peter Padilla, Heidi Williams, Angela Barber, Tom Green, Tom Skerjanek, Aaron Herrera, Jen Fayollat, Adam Brown, Troy Hageman, Justin Martinez, Caleb Whetsine, Becky Mandez

**Excused:**

Andrea Weiland, Peggy Jarrett,

Meeting called to order by Peter Padilla 8:33 am

Heidi made motion to approve consent agenda, Tom seconded. Approved unanimously.

Leslie explained that the financials look different due to some changes that she had to make. She is getting us ready for the audit.

Total income is steady. Expenses are a little higher for January due to the 3<sup>rd</sup> payroll.

Net income is down 41.6%, so a little lower.

Look at Fathom for better reports.

A/R – current (very little is over 90 days) – warm January so not waiting on SWAP from county.

A/P – Zero Balance

Cash Flow – doing well with the balance in the money market account – Made \$100,000 payment on the loan.

Shared proposed budget. Net Revenue may be positive \$200k, but of course it depends upon how the revenue, grants, etc. come in.

**Finance Report – Becky moved, Heidi seconded – Unanimously approved**

**Updated Budget – Angie moved, Troy seconded – Unanimously approved**

Executive Director Report:

- Will Wilson, new Broomfield SWAP Coordinator
- 2 open positions (grants Mgr, RRH Coordinator)

HomeAid Breakfast – Peter, Delaney and Jessica attended – Recognized as one of HomeAid’s Service Provider Partners.

Joined Thornton, Broomfield, and Westminster Chambers of Commerce

Senior Center Project – Local historic designation removal was not approved. This will go to city council. Jessica met with architects from Shopworks Architecture to discuss project.

Audit/990 – Working through audit and 990 for FY 2025

Chicken N Pickle Fundraiser – Tournament was full.

Development Report – Delaney



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Bigger Month – December; monthly donor dropped but they will be following up. Focus in on monthly recurring donors. Board requested to provide 2 names.

Hired a fundraising consultant, paid by two grants.

Spring event is biggest fundraiser “Pour it Forward” – Reimagining the event. Date TBD

Small events also help with marketing and fill in gaps.

Community Fundraiser goal surpassed.

SWAP Familiar Faces Program – Same people showing up – this is a very short term option. Trying to come up with some RRH services with Adams County to come up with 12 months rental assistance for the top users of the program.

Work with clients 6-12 months depending upon clients needs

Ensures it makes sense long term for the renter

All have to be SWAP clients.

Program is low barrier.

Enrollments began in March 2025

Wrap around services to try to get folks that are recurring to earning income that gets them to the point they can be self sustaining.

Have housed 25 people through this.

Adams County hosts bi-weekly sheltering and outreach coordination meeting

Working with Adams County, Westminster, Thornton, Northglenn, Brighton (AH staff), Commerce City and Aurora

Board Action: Connect AH with employers and workforce partners

Lily provided data (see packet for information)

Grants Report – see packet for information

Have increased requests for most of the grants, and many of the grants have increased.

Board Development Committee – Need to schedule a virtual meeting

Finance Committee – Updated budget and reports

Donor Engagement – see development report – should meet fundraising consultant at the next meeting.

Events Committee – more to come

Facilities Review Committee – Historic Designation Removal is still pending

**Adjourn 9:42 am**