

Almost Home, Inc. Board Meeting Minutes

July 21, 2025 - 8:30 A.M./United Power Conference Room

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

a. Welcome

1. Welcome and Introduction of Guests/Visitors
2. Roll Call and Confirmation of Quorum

Attendance:

Board: In-person: Peter Padilla (president), Heidi Williams (vice-president), Becky Mandez, Tom Green, Justin Adcock, Andrea Wieland (secretary), Aaron Herrera, Peggy Jarrett, Tom Skerjanec

Remote: Caleb Whetstine

Staff: Amber Wright, Lily Kapitan, Delaney Coe, Rachel Monroe, Jessica Fiedler

b. Consent Agenda

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

Consent Agenda: 1st Becky Mandez, 2nd Aaron Herrera. All approved.

2. Public Comment – 8:35 am – 8:40 am

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

3. New Business – 8:40 am – 9:05 am

- a. Election of Officers for 2025-26 (Nominations from Board Development Committee)

1. President, Peter Padilla
2. Vice President, Heidi Williams
3. Secretary, Andrea Wieland
4. Treasurer, Justin Adcock

New Board Officers: 1st Tom Green, 2nd Becky Mandez. All approved.

- b. Amendments to Bylaws from Board Development Committee
 1. Enable the Board to approve 1-year extensions for members who have served three 3-year terms
 2. Add a non-officer member to the Executive Committee (Board Development Committee Chair)

Amendments: 1st Justin Adcock, 2nd Heidi Williams. All approved.

Adding another member to the executive committee: 1st Tom Green, 2nd Peggy Jarrett.

All approved.

- c. Finance Reserves Policy

Discussion of financial reserve policy. Bringing to next meeting the policy.

- d. Downtown Property Discussion

City would give the property, would need a grant to make it useful, plus a capital campaign to renovate. Possible Home Aid Colorado as a funder. Ideas: Navigation Center, Breaks/Lunch, Showers, Rent space for other services, and a Community Center.

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4. **Unfinished Business**
5. **Finance Report – Amber Wright, Finance Director – 9:05 am – 9:15 am**
 - a. April Financials
 - b. May Financials
 - c. Point in Time Budget – FY26
- See Board Packet**
6. **Executive Director Report – Dr. Jessica Fiedler 9:15 am – 9:25 am**
See Board Packet
7. **Programs and Services Report – Delaney Coe, Dep. Director/Lily Kapitan, Program Director, 9:25 am – 9:35 am**
 - a. *Next50 Program Overview – Jeanette Martinez, Housing Stability Program*
See Board Packet.
8. **Grants Report – Nicole Cavalino, Grants Manager - 9:35 am – 9:40 am**
See Board Packet
9. **Development Report – Rachel Monroe, Philanthropy and Communications Director 9:40 am – 9:50 am**
See Board Packet

Committee Reports 9:50 am – 9:55 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 – 9:57 am

