



EASTERN SIERRA  
**COMMUNITY HOUSING**

FORMERLY



**Eastern Sierra Community Housing Board**

**Regular Meeting Minutes**

**October 7, 2024, 6:00 p.m.**

**437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members Present: President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, Board Member Amanda Rice

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**1. Call to Order**

President Tom Hodges called the meeting to order at 6:07 p.m. in the Council Chamber at 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

Board Member Sarah Nuttall reported that she would be attending the meeting remotely under the "Just Cause" provisions of Assembly Bill (AB) 2449 due to a childcare situation.

Board Member Heidi Steenstra requested that the Board allow her to attend the meeting remotely under the "Emergency Circumstances" provisions of AB 2449 due to complications she was experiencing from recent surgery.

There was discussion among members of the Board.

Moved by Board Member Amanda Rice

Seconded by President Tom Hodges

Approve Board Member Heidi Steenstra's remote attendance under the "Emergency Circumstances" provisions of Assembly Bill (AB) 2449 due to a medical emergency.

For (7): President Tom Hodges, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Amanda Rice

Absent (2): Vice President Lindsay Barksdale, and Board Member Heidi Steenstra

Carried (7 to 0)

Ms. Steenstra joined the meeting at 6:10 p.m.

**2. Public Comments**

Executive Director Patricia Roberts introduced Innsbruck Lodge Onsite Property Manager Jose Diaz.

Mr. Diaz said that he was happy to be at the Innsbruck Lodge and to be part of the team.

There was discussion between Mr. Diaz and members of the Board.

**3. Consent Agenda**

Moved by Board Member Amanda Rice

Seconded by Board Member Kirk Stapp

Approve the Consent Agenda.

For (8): President Tom Hodges, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Absent (1): Vice President Lindsay Barksdale

Carried (8 to 0)

**3.1 Approval of the Minutes from the August 5, 2024 Regular Board Meeting**

**4. Policy Matters**

**4.1 The Board will review and possibly approve the Grant Agreement for Whole Person Care Funds from Mono County for the Innsbruck Lodge**

Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Jennifer Kreitz

Seconded by Board Member Kirk Stapp

Approve the Grant Agreement for Whole Person Care Funds from Mono County for the Innsbruck Lodge as amended and mentioned by Executive Director Patricia Robertson.

For (8): President Tom Hodges, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Absent (1): Vice President Lindsay Barksdale

Carried (8 to 0)

**4.2 The Board will review and possibly approve the revisions to Policy 804: Furniture and Equipment Capitalization**

Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Jennifer Kreitz

Seconded by Board Member Amanda Rice

Approve the amended policy 804: Furniture and Equipment Capitalization.

For (8): President Tom Hodges, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Absent (1): Vice President Lindsay Barksdale

Carried (8 to 0)

**4.3 The Board will review and possibly approve the revisions to Policy 807: Employee Bonuses**

Executive Director Patricia Robertson outlined the information in the staff report.

Board Member Lindsay Barksdale joined the meeting at 6:24 p.m.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Jennifer Kreitz

Seconded by Board Member Kirk Stapp

Approve the revisions to policy 807: Employee Bonuses as presented.

For (9): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (9 to 0)

**4.4 Consider adoption of Mammoth Lakes Housing, Inc. Resolution 24-06, A RESOLUTION OF THE BOARD OF DIRECTORS OF MAMMOTH LAKES HOUSING, INC. APPROVING THE CREATION OF THE FOLLOWING AD-HOC COMMITTEE: Annual Performance Evaluation of the Executive Director to also serve as the Board's designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6**

President Tom Hodges outlined the information in Mammoth Lakes Housing, Inc.'s Resolution 24-06.

There was discussion between Executive Director Patricia Robertson and members of the Board.

Moved by Board Member Jennifer Kreitz  
Seconded by Board Member Kirk Stapp

Adopt Resolution 24-06, A Resolution of the Board of Directors of Mammoth Lakes Housing, Inc. Approving the Creation of the Following Ad Hoc Committee: Annual Performance Evaluation of the Executive Director to also serve as the Board's designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6.

For (9): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (9 to 0)

**4.5 The Board will appoint Board Members to the ad-hoc committee: Annual Performance Evaluation and Designated Representative for negotiations regarding employee matters pursuant to Government Code Section 54957.6**

Tom Hodges outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Jennifer Kreitz  
Seconded by Vice President Lindsay Barksdale

Appoint Treasurer Sarah Nuttall, Vice President Lindsay Barksdale, and Board Members Brian D'Andrea and Kirk Stapp, to the Ad Hoc Committee: Annual Performance Evaluation and Designated Representative for negotiations regarding employee matters pursuant to Government Code Section 54957.6.

For (9): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (9 to 0)

**4.6 Consider adoption of Resolution 2024-07, Approving the Creation of the Following Ad-hoc Committee: Town of Mammoth Lakes Contract Negotiations Committee**

President Tom Hodges and Executive Director Patricia Robertson outlined the information in the Mammoth Lakes Housing, Inc. Resolution 2024-07.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Tony Perkins  
Seconded by Board Member Amanda Rice

Adopt Resolution 2024-07, Approving the Creation of the Following Ad Hoc Committee: Town of Mammoth Lakes Contract Negotiations Committee.

For (9): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (9 to 0)

**4.7 Appoint Board Members to serve on the Town of Mammoth Lakes Contract Negotiations Committee formed in Resolution 2024-07**

President Tom Hodges outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Amanda Rice

Seconded by President Tom Hodges

Appoint Board Members Tony Perkins, Jennifer Kreitz, and Heidi Steenstra, and President Tom Hodges to serve on the Town of Mammoth Lakes Contract Negotiations Committee formed in Resolution 2024-07.

For (9): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (9 to 0)

**4.8 The Board will review and consider support of Proposition 5, which will be on the November 2024 ballot**

Executive Director Patricia Robertson reported that as an organization they did not have a legislative platform, therefore, as an Executive Director she was not authorized to sign on to support any initiatives or legislation related to housing at any level and said that the items for the Board to consider tonight were items that other organizations had signed onto, but the Board needed to have a conversation about them. Ms. Robertson outlined the information in the Proposition 5 Fact Sheet and Information Guide.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Jennifer Kreitz

Seconded by Board Member Kirk Stapp

Support Proposition 5.

For (6): Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Brian D'Andrea, and Board Member Amanda Rice

Against (3): President Tom Hodges, Board Member Tony Perkins, and Board Member Heidi Steenstra

Carried (6 to 3)

**4.9 The Board will review and consider support of Proposition 33, which will be on the November 2024 ballot**

Executive Director Patricia Robertson outlined the information in the Voter Information Guide.

There was discussion between Ms. Robertson and members of the Board.

There was no action taken on this item.

**4.10 The Board will receive updates on current construction projects: Innsbruck Lodge and Access Apartments**

Program and Project Associate Erik Guzman-Rangel and Executive Director Patricia Robertson outlined the information in the Innsbruck Lodge and Access Apartment presentations.

There was discussion between staff and members of the Board.

**4.11 MLH Programs Update**

Housing Navigator Isaura Ocampo and Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between staff and members of the Board.

**5. Committee Reports**

There were no reports given.

**6. Board Member Reports**

Board Member Amanda Rice spoke about the Town of Mammoth Lakes' Ballot Measure L and encouraged everyone to vote Yes.

President Tom Hodges reported that as a representative of the Mountain, he had been participating in a working group with the Town and County about use of an



area near the old Sheriff's Substation by Sherwin Creek as a potential safe parking spot.

Program and Project Associate Erik Guzman-Rangel said that he was part of the Mammoth Lakes Fire Protection District (MLFPD) and provided details about the bond they had on the ballot.

## 7. **Closed Session**

The Board went into Closed Session at 8:06 p.m.

7.1 **Pursuant to Government Code Section 54957, the Board will hold a closed session to consider the evaluation of performance of an employee, title: Executive Director.**

7.2 **Pursuant to Government Code Section 54956(b) and 54957.6 the Board shall hold a closed session with the Board's designated representative(s), regarding the discussion of the local agency's budget with regards to salaries, salary schedules, or compensation paid in the form of fringe benefits of its unrepresented employees (Executive Director) and may include discussion of MLH's budget and available funds and funding priorities, but only insofar as these discussions relate to providing instructions to the local agency's designated representative(s). The purpose of this is to review MLH's position and instructing MLH's designated representative(s). No action will be taken.**

The Board returned from Closed Session at 8:28 p.m. and reported that no action was taken.

## 8. **Adjourn**

The meeting was adjourned at 8:30 p.m.

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Angela Plaisted, Assistant Clerk  
Town of Mammoth Lakes

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Patricia Robertson, Secretary  
Mammoth Lakes Housing, Inc.