

**Minutes of the  
Affordable Housing Risk Pool  
Board of Directors Meeting**

**Embassy Suites, Portland, Oregon  
Thursday, June 5, 2025, 9:47 am**

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A meeting of the Board of Directors of the Affordable Housing Risk Pool (“AHRP”) was held at 9:47 am on March 20, 2025 at Embassy Suites in Portland, Oregon.

**1.0 CALL TO ORDER AND ROLL CALL**

Directors Present

Director Calkins (virtual)	Bellingham & Whatcom County Housing Authorities
Director Fox	Homes for Good
Director Kohler	Housing Authority of Douglas County
Director Kruse	Stanislaus Regional Housing Authority
Director Rooker	Housing Authority of the City of Walla Walla
Director Utz	Salem Housing Authority

Others Present

Meaghan Brown (virtual)	Policy Administrator, AHRP
Darla Cazares	Accounting and Administrative Specialist, HARRP
Robin Cox (virtual)	Policy & Claims Administrator, HARRP
Karen Fallows	Operations Specialist, HARRP
Courtney Giesseman (virtual)	Alliant
Jesse Kinney	Deputy Director of Finance, HARRP
Rachel O’Neil (virtual)	Public Entities Policy Administrator, HARRP
Pat Saldana (virtual)	Claims Specialists, HARRP
Cindy Steele	Director of Risk Management & Underwriting, HARRP
Karen Thesing	Executive Director, HARRP
Tom Williams	Director of Claims, HARRP

President Rooker called the meeting to order at 9:47 am.

**2.0 AGENDA APPROVAL**

A motion was made by Director Kruse and seconded by Director Kohler to approve the agenda. Motion passed by unanimous vote.

### **3.0 CONSENT AGENDA**

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the Board of Commissioners. A motion was made by Director Kohler and seconded by Director Fox to approve the consent agenda. Motion passed by unanimous vote.

### **4.0 COMMENTS FROM THE PUBLIC**

*This time is reserved for members of the public to address the Board with matters relative to Board business.*

None

### **5.0 PRESENTATION**

#### **5.1 Mid-Year Stewardship Report, Courtney Giesseman, Alliant**

Ms. Giesseman presented the mid-year stewardship report for AHRP. She advised there are a lot of similarities with HARRP apart from the service team for AHRP which includes the certificate center team. She advised the increased property limits from \$47M to \$57M helped in achieving a 5.26% decrease in the property rate year over year. She advised the removal of Traveler's from the \$10M x \$12M layer resulted in a 40% decrease in layer premium. She noted that the same terms and conditions were maintained.

### **6.0 DISCUSSION and ACTION ITEMS**

#### **6.1 Consider Accepting Interim Executive Director's Report**

Ms. Steele reported her Inter Executive Director's report including upgrading software system for the Synchronous team, team development sessions, completed annual regulatory filings and annual report, attended two NAHRO conferences, created process for solar process notification and tracking, and finally prepared for the new Executive Director start.

### **7.0 TREASURER'S REPORT**

Mr. Kinney presented the treasurer's report and advised the financial statements for April were previously sent and commented the numbers for ORWACA is not concerning

but more reflective of the current market. A motion was made by Director Fox and seconded by Director Kohler to approve the treasurer's report. Motion passed by unanimous vote.

#### **8.0 MATTERS FROM THOSE PRESENT**

None

#### **9.0 PRESIDENT'S REPORT**

None.

#### **10.0 ADJOURNMENT**

There being no further business, a motion was made by Director Kohler and seconded by Director Kruse to adjourn. Motion passed by unanimous vote and the meeting was adjourned at 10:04 am.

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Renee Rooker, President