

**AFFORDABLE HOUSING RISK POOL (AHRP)
BOARD OF DIRECTORS' MEETING**
Embassy Suites, 7900 NE 82nd AVE, Portland, OR 97220
Thursday, December 11, 2025
11:30 AM

AGENDA

I. CALL TO ORDER – RENEE ROOKER, PRESIDENT

II. INTRODUCTIONS/ROLL CALL

III. APPROVAL OF THE AGENDA AS POSTED

IV. PUBLIC COMMENTS

The Open Public Meetings Act (OPMA) governs public access to meetings held by public agencies. Specifically, RCW 42.30.240 outlines the requirements for public comment. This time is reserved for members of the public to address the Board of Directors related to matters of HARRP on or off the agenda. Unless permitted by law, no steps can be taken regarding items not listed on the agenda. Comments will be limited to three minutes per person and 15 minutes in total.

V. CONSENT CALENDAR

- A. Board of Directors' Meeting Minutes – October 16, 2025
- B. Accounts Payable Check Log, AHRP
 - 1. General Warrants and Claims Payments from 10/1/2025 to 11/30/2025
- C. Accounts Payable Check Log, ORWACA Agency
 - 1. General Warrants and Claims Payments from 10/1/2025 to 11/30/2025
- D. Investment Advisors Compliance Statement
- E. Treasurer's Certification
- F. Management Agreement Renewal [HARRP Action Item]
- G. Synchronous Name Change for AHRP and ORWACA [HARRP Action Item]

Recommendation: Staff recommends that the Board of Directors approve the Consent Calendar.

VI. ACTION ITEMS

- A. Interim Financial Statements as of October 31, 2025 – Jesse Kinney
Recommendation: Staff recommends the AHRP Board of Directors review and accept the AHRP and ORWACA October 31, 2025 financial statements.
- B. 2026 AHRP and ORWACA Budget – Jesse Kinney
Recommendation: Staff recommends the AHRP Board of Directors review and approve the presented AHRP budget with a total operational expense of \$20,519,940, and the ORWACA budget with a total operating expense of \$270,017.

- C. Adoption of 2026 AHRP MOC – Doug Alliston ESQ, Karen Thesing
Recommendation: *Staff recommend that the Board approve the revised Memoranda of Coverage (i.e. Property, General Liability and Crime MOCs) for the 2026 policy year as presented.*
- D. Defense Counsel Selection – Karen Thesing
Recommendation: *Staff recommends the Board of Directors approve and affirm that we have the exclusive right to select counsel.*
- E. AHRP Loss Control Grant Program – Cindy Steele
Recommendation: *Staff recommends the AHRP Board of Directors approve the implementation of the Loss Control Grant Program with supporting budget to enhance risk management practices among policyholders and reduce the financial impact of preventable claims.*
- F. Criteria for AHRP Participation – Karen Thesing
Recommendation: *Staff recommends the Board of Directors (1) affirm WA, CA, OR, and NVs eligibility definition specifying the types of entities that are permitted to participate in affordable housing pools, (2) allow PME's that are affiliated through a Housing Authority, or non-profit, who solely provide services for one of those aforementioned entities, to participate in AHRP, and (3) provide a Notice of Cancellation to the seven entities that do not meet state statutes' eligibility criteria.*
- G. Appointment of AHRP Director and Treasurer – Renee Rooker, Karen Thesing
Recommendation: *Staff recommends the Board of Directors appoint Bob Havlicek as an AHRP Affiliated Board Member and to the Treasurer position, effective January 1st, 2026.*
- H. Property Management Agreement: Acceptable Indemnification Language– Karen Thesing
Recommendation: *Staff recommends the Board of Directors approve and implement the revised indemnity language as written.*

VII. MANAGEMENT REPORTS

- A. Risk Management & Underwriting – No Presentation
- B. Claims Management – Tom Williams
- C. Finance – Jesse Kinney
- D. Executive Director – Karen Thesing

VIII. INFORMATIONAL ITEMS

- A. 2026 AHRP and ORWACA Reinsurance Final Rates – Courtney Giesseman

IX. PRESIDENT'S REPORT – RENEE ROOKER, PRESIDENT

X. ADJOURNMENT

Upcoming Regular Meetings

Board of Directors – 03/19/26

AMERICAN WITH DISABILITIES ACT: The Housing Authorities Risk Retention Pool conforms to the protections and prohibitions contained in Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof. A request for disability-related modifications or accommodations, in order to participate in a public meeting of the Housing Authorities Risk Retention Pool, shall be made to Karen Thesing, Executive Director, Housing Authorities Risk Retention Pool, 4660 NE 77th Ave., Suite 310, Vancouver, WA 98662, 360-574-9035.