National Homebuyers Fund, Inc.
Board of Directors Meeting
November 18, 2026 – 9:15 a.m.
1215 K Street, Suite 1650
Sacramento, CA 95814

FULL PACKET

NHF Board of Directors:
Supervisor Daron McDaniel, Merced County
Supervisor Robert Poythress, Madera County
Supervisor Miles Menetrey, Mariposa County
Supervisor Bob Nelson, Santa Barbara County
Supervisor Anne Cottrell, Napa County

(All Teleconference Locations are Accessible to the Public)

This meeting will also be livestreamed for public access. Members of the public can watch or listen to the meeting using one of the following methods:

1. Join the Zoom meeting application on your computer, tablet or smartphone:
Go to: https://rcrcnet.zoom.us/j/84996831975
Enter Password: 636750

2. Call-in and listen to the meeting:
Dial +1 (669) 444-9171
Enter meeting ID: 849 9683 1975
Enter password: 636750

PUBLIC COMMENT USING ZOOM: Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, will be able to provide live public comment at specific points throughout the meeting.

EMAIL PUBLIC COMMENT: One may also email public comment to mchui@rcrcnet.org before or during the meeting. All emailed public comments will be forwarded to all NHF Board of Directors members.

AGENDA

1. Call to Order and Determination of Quorum
Chair, Supervisor Daron McDaniel, Merced County
Vice Chair, Supervisor Robert Poythress, Madera County

2. Public Comment
At this time any member of the public may address the Board. Speakers are asked to state their name for the record but are not required to do so. Comments are usually limited to no more than 3 minutes per speaker.

3. Consent Agenda – ACTION
a. October 21, 2026 Board of Directors Meeting Minutes **Page 1**

4. **Business and Administrative Matters** (Discussion and possible action relative to)
    a. **NHF 2027 Business Plan** **Page 3**
    Craig Ferguson, Vice President
        - MEMO
            - NHF 2027 Business Plan

    b. **NHF 2027 Proposed Budget – ACTION** **Page 7**
    Milena De Melo, RCRC Finance Director
        - MEMO
            - 2027 NHF Operating Budget (Attachment A)
            - NHF Reserve Calculation (Attachment B)

5. **NHF Financial Reports**
    Milena De Melo
    a. **Condensed Balance Sheet (September 30, 2026)** **Page 15**
        - MEMO
            - Condensed Balance Sheet - September 30, 2026
    b. **Investment Report (Period Ended September 30, 2026)** **Page 19**
        - MEMO
            - NHF Investment Report for the Period Ended September 30, 2026
    c. **Budget v. Actual Report (Period Ended September 30, 2026)** **Page 23**
        - MEMO
            - Statement of Revenues and Expenses, Budget vs. Actual, for the Period Ended September 30, 2026

6. **Program Updates** (Discussion and possible action relative to)
    Craig Ferguson
    a. **Business Development and Program Updates** **Page 27**
        - MEMO

7. **Adjournment**

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, please call (916) 447-4806 at least 48 hours before the meeting.

Agenda items will be taken as close as possible to the schedule indicated. Any member of the general public may comment on agenda items at the time of discussion. In order to facilitate public comment, please let staff know if you would like to speak on a specific agenda item. The agenda for this regular meeting of the National Homebuyers Fund, Inc. was duly posted at its offices, 1215 K Street, Suite 1650, Sacramento, California, 72 hours prior to the meeting.

Any written materials related to an open session item on this agenda that are submitted to the National Homebuyers Fund, Inc. less than 72 hours prior to the meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at NHF's principal office, 1215 K Street, Suite 1650, Sacramento, CA 95814, (916) 447-4806, during normal business hours, and on the NHF website, http://www.nhfloan.org/notices.html.

Additional Teleconference Location(s)

Madera County Madera County Government Center 200 W. 4th Street, Suite 4600 Madera, CA 93637	