

National Homebuyers Fund, Inc. (NHF)
Board of Directors Meeting
February 11, 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

**Additional Teleconference Locations are Listed on the
Last Page of this Agenda**

(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/83725296509>

Enter Password: 817065

2. Call-in and listen to the meeting:

Dial +1 (669) 444-9171

Enter meeting ID: 837 2529 6509

Enter password: 817065

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

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. Comments are usually limited to no more than 3 minutes per speaker.

3. Consent Agenda – ACTION

a. [November 5, 2025 Board Meeting Minutes](#)

b. NHF 2026 Investment Policy Renewal <i>Milena De Melo, RCRC Finance Director</i> <ul style="list-style-type: none"> • MEMO <ul style="list-style-type: none"> ○ 2026 NHF Investment Policy 	Page 3
c. NHF Resolution 26-01: NHF Board Travel Policy <i>Milena De Melo</i> <ul style="list-style-type: none"> • MEMO <ul style="list-style-type: none"> ○ NHF Resolution 26-01 - Travel Expense Policy for the National Homebuyers Fund, Inc. Board Members 	Page 11
d. Recognition of 2026 NHF Board of Directors and Corporate Officers <i>Patrick Blacklock, President</i> <ul style="list-style-type: none"> • MEMO 	Page 21
4. NHF Financial Reports (Discussion and possible action relative to) <i>Milena De Melo</i>	
a. Condensed Balance Sheet (December 31, 2025) <ul style="list-style-type: none"> • MEMO <ul style="list-style-type: none"> ○ Condensed Balance Sheet - December 31, 2025 	Page 23
b. Investment Report (Period Ended December 31, 2025) <ul style="list-style-type: none"> • MEMO <ul style="list-style-type: none"> ○ NHF Investment Report for the Period Ended December 31, 2025 	Page 27
c. Budget v. Actual Report (Period Ended December 31, 2025) <ul style="list-style-type: none"> • MEMO <ul style="list-style-type: none"> ○ Statement of Revenues and Expenses, Budget vs. Actual, for the Period Ended December 31, 2025 	Page 31
5. Business and Administrative Matters (Discussion and possible action relative to) <i>Craig Ferguson, Vice President</i>	
a. NHF 2026 Business Plan <ul style="list-style-type: none"> • MEMO <ul style="list-style-type: none"> ○ NHF 2026 Business Plan 	Page 35
b. Other Business and Administrative Matters	
6. Program Updates (Discussion and possible action relative to) <i>Craig Ferguson</i>	
a. Business Development and Program Updates <ul style="list-style-type: none"> • MEMO 	Page 39
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)

Santa Barbara County Betteravia Government Center 511 E. Lakeside Parkway, Suite 47 Santa Maria, CA 93455	
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