

Southwest Home Equity Assurance Program  
BOARD MEETING MINUTES  
June 29, 2022

CALL TO ORDER

Following the Budget Meeting, Chairman Kurtovich began the regular board meeting of June 29, 2022. Chairman Kurtovich asked Commissioner Tully to take roll call.

COMMISSIONERS IN ATTENDANCE

John Kurtovich  
Chris Koczwar  
Ray Nice  
John Tully

ALSO PRESENT

Elsa Bekele, CPA  
Victoria Gaspar, Executive Director  
Dominic DeLeo, Neil Renzi & Associates

GUEST SPEAKER

Chairman Kurtovich asked Mr. DeLeo from Neil Renzi & Associates to present the annual Home Comparison Study. Mr. DeLeo began his report by reflecting on last year's market. He explained that the indexes that his team tracked eclipsed 2006 levels, but that they really gained force in 2021. He also added that with inflation expectations, brick-and-mortar buildings are still more valuable. There was a brief discussion regarding 2021 and 2022 differences about cost,

inventory, new construction, inflation, and other factors. Mr. DeLeo continued to say that momentum has slowed since the beginning of this year and that the market will not see the same gains as last year. He also suggested that due to the rise of interest rates, values may be capped in the future. Chairman Kurtovich added that given this information, a 100% payout still holds true that was voted on last year. The Board agreed. Mrs. Gaspar Brennan also mentioned that there have not been any claims recently or any as of right now. Mr. DeLeo responded that while there are certain overall risks like property taxes, crime, and interest rates that only time will tell how the Board handles the payout for the following year. Chairman Kurtovich added that property values were still higher than they were in 2006. Commissioner Nice asked if there was any rush or slowdown that we can expect. Mr. DeLeo responded that even with the girth of activity and rising interest rates that people are still rushing to purchase property. After this brief discussion, the Board did not have any more questions and therefore the Board accepted the study presented. The Board thanked Mr. DeLeo for his time and presentation.

### APPROVAL OF MINUTES

Chairman Kurtovich introduced the minutes from May 9<sup>th</sup>. He added that the minutes were sent to the Board in advance to ensure that the Board had time to review. Therefore, Chairman Kurtovich asked if there were any questions and if none, would accept a motion to accept the minutes as presented. Commissioner Tully made a motion to accept the minutes presented. Commissioner Nice second the motion. All in favor voted “aye” and the minutes from May 9<sup>th</sup> were approved.

### FINANCIAL REPORT

Chairman Kurtovich asked Commissioner Nice to present the Financial Report. Commissioner Nice deferred to Mrs. Bekele. Mrs. Bekele reviewed the profit-and-loss statement first with the Board. She asked if there any questions, seeing that there were none she reviewed the balance sheet next. While discussing the balance sheet, Mrs. Bekele mentioned the marketing line item. Mrs. Gaspar Brennan mentioned that postcards were still in design and production. Mrs. Bekele also discussed registrations, informing the Board that while registrations have increased due to the promotion, costs have also increased. She explained that costs increased since we were covering more expenses on those registrations. There was a brief discussion on treasury bills with remarks about brokerage fees and recommendation from the auditors. Mrs. Gaspar Brennan and Mrs. Bekele informed the Board that they would follow up with the Board at the next meeting. Seeing that they were not anymore questions, Chairman Kurtovich motioned to approve the Treasurer’s Report, Commissioner Tully second the motion and the Treasurer’s Report was approved.

### CHAIRMAN TIME

Next on the agenda, Chairman Kurtovich introduced this year’s election for Slate of Officers and that he would accept any recommendations. Commissioner Nice recommended that the Slate of Officers remain the same as the previous year. Commissioner Tully second the motion. All in favor voted “aye.” The Commissioners approved the Slate of Officers for 2022 as:

John Kurtovich as Chairman  
Chris Koczwaras as Vice Chairman  
Ray Nice as Treasurer  
John Tully as Secretary

Subsequently, Chairman Kurtovich introduced the meeting dates for 2022 and 2023. The Commissioners reviewed the dates and modified the August and December meeting due to schedule conflicts. The October meeting was also scheduled to be the Tax Levy meeting. The Board decided to change the August meeting to August 15<sup>th</sup> and December meeting to December 13<sup>th</sup>. Changes would be posted in accordance with Public Notice rules. To conclude the Chairman's report, Chairman Kurtovich mentioned the Mayor's Office request and a request for donation from the CAPS program regarding the annual National Night Out. Chairman Kurtovich gave his recommendation of donations to the program and event. He suggested an unspecified number of bags and monetary donation of \$100. Commissioner Nice made a motion to donate bags and \$100. It was second by Commissioner Tully. The Board approved the donations for the event.

#### EXECUTIVE DIRECTORS REPORT

Mrs. Gaspar Brennan began her report by thanking the Board for their time, attendance, and participation. She informed the Board that the program did not have any claims, had 164 active open loans and current registration was 2,898. She also provided a short analysis regarding the New Member promotion. She explained that the promotion had generated 97 new members from its inception and that 72 were just this year alone. She also explained that the marketing for this year was in design and production. Mrs. Gaspar Brennan gave a short summary on what the postcard would include. She also provided a recap on an event she attended that put her in conversations with local officials regarding upcoming neighborhood events. She concluded her report by mentioning the general maintenance of the building, front lawn fence options and the Mayor's office request.

#### ADJOURNMENT

Seeing that the Board did not have any old nor new business, Chairman Kurtovich asked for a motion to adjourn the meeting. Commissioner Nice motioned to adjourn. Vice Chairman Koczwaras second the motion. All in favor voted "aye" and the meeting of June 29<sup>th</sup> was adjourned.