

MINUTES OF THE REGULAR MEETING
OF THE
BOARD OF DIRECTORS
WEST VIRGINIA HOUSING DEVELOPMENT FUND
October 8, 2025

The regular meeting of the Board of Directors of the West Virginia Housing Development Fund (the "Fund") was held on Wednesday, October 8, 2025 at the Fund's office. The Board of Directors attended via video conferencing, via phone, and in person. The video conferencing information was made available to the public in the Notice of Meeting of the Board of Directors posted on the West Virginia Secretary of State website and the Fund's website. The Vice Chair served as Chair and called the meeting to order at 9:01 a.m. with the following members present throughout, except where noted.

Troy Giatras, Vice Chair (via video)
Lynne Gianola, Member (via video)
Kara Hughes, Representative for the Honorable Larry Pack, State Treasurer (via phone)
Bob Nistendirk, Member (in person)
Kris Raynes, Member (via phone)
Allen Retton, Member (via video)
Steven Travis, Representative for the Honorable JB McCuskey, Attorney General (via phone)
Kellie Wooten-Willis, Member (via video)

Members Absent:

Todd Johnston, Chair, Designee for the Honorable Patrick Morrissey, Governor
Patrick Martin, Member
Thomas Mouser, Representative for the Honorable Kent Leonhardt, Commissioner of Agriculture

Staff present:

Tammy Bonham, Senior Division Manager Loan Servicing
Cathy Colby, Senior Manager – HOME and HTF Programs
Jennifer Collins, Paralegal
Jessica Greathouse, Housing Policy Manager & Building Administrator
Trisha Hess, Senior Manager – Accounting
Chad Leport, Chief Financial Officer
Martha Lilly, Executive Assistant – Administration and Legal
Jennifer Priddy, Senior Manager - LIHTCP
Kelley Ridling, Senior Manager – Internal Audit
Kristin Shaffer, Deputy Director – Administration and General Counsel
Scott Smith, Senior Manager – Multi-Family Lending
April Spangler, Controller
Claire Spradling, Executive Assistant
Nathan Testman, Interim Executive Director
Dorothy White, Federal Compliance Officer
Michelle Wilshire, Senior Division Manager – Multi-Family

Others Present:

Samme Gee – Jackson Kelly PLLC

Kelley Goes – Jackson Kelly PLLC

Natalie Luppold – Suttle & Stalnaker, PLLC

APPROVAL OF THE MINUTES OF THE SEPTEMBER 24, 2025
MEETING

Member Bob Nistendirk moved the approval of the minutes of the September 24, 2025 meeting. His motion was seconded by Representative Steven Travis, and, upon the affirmative vote of the seven (7) members present, the Chair declared the motion adopted.

FINANCIAL STATEMENTS AND DELINQUENCY REPORT FOR
THE PERIOD ENDED JUNE 30, 2025, APPROVAL AND
RECOMMENDATION TO RELEASE JUNE 30, 2025 AUDITED
FINANCIALS

Kellie Wooten-Willis joined the meeting.

Chad Leport presented the financial statements and delinquency reports for the period ended June 30, 2025. The financial statements and delinquency reports were accepted as presented.

Mr. Leport informed the Board that at the Audit Committee meeting earlier this morning, Suttle & Stalnaker, PLLC presented the 2025 Audited Financial Statements and explained the three sets of financials provided to the Board. Mr. Leport noted that the Fund received a clean, unmodified opinion on the financials. The Audit Committee accepted the Audit and recommends that the Board accept and release the Audit as submitted.

Representative Travis moved to accept and release the June 30, 2025 Audited Financial Statements. His motion was seconded by Member Kris Raynes, and, upon the affirmative vote of the eight (8) members present, the Chair declared the motion adopted.

ADJOURNMENT

There being no further business, Representative Travis moved to adjourn the meeting. His motion was seconded by Member Nistendirk. Meeting adjourned at 9:10 a.m.


Martha Lilly, Assistant Secretary