

MINUTES OF REGULAR MEETING OF THE
BOARD OF DIRECTORS
OF
AFFORDABLE COMMUNITY LIVING CORPORATION
A California Non Profit Public Benefit Corporation

A regular meeting of the Board of Directors of AFFORDABLE COMMUNITY LIVING CORPORATION, a California Non Profit Public Benefit Corporation (the "Corporation") was held on December 9, 2025 at 10:30 a.m., at 326 W. Katella Avenue, Suite 4K, Orange, California 92867, pursuant to notice duly given.

1. Call to Order
2. Roll Call. The following directors were present at the meeting:

Gary A. Brendzel
Barry Cole
Thomas LaCroix
John Yeandle
Jess Maxcy
Ramon Rodriguez
David Yegenian
Aaron Brandenburg
Dennis Kazarian joined the meeting in progress

Who together constitute a quorum of the authorized number of directors of the Corporation.

Staff Present:

Richard Simonian
Shontele Simonian
Scott McReynolds
Aimee Molsberry

Guests Present

Marla Merhab Robinson
Nikole DeBonis
Steve Churchwell via zoom

As a quorum of directors were present, Gary Brendzel called the meeting to order and Marla Merhab Robinson agreed to act as Secretary of the meeting and record the minutes.

3. Conflict of Interest. No Board member reported having a conflict of interest on an agenda item.

4. Public Comments. There were no public comments on any topic on the agenda.

5. Consent Calendar. Ramon Rodriguez moved, John Yeandle seconded, to approve the consent calendar which unanimously carried.

6. Approval of Minutes. Barry Cole moved, John Yeandle seconded, to approve the minutes of the August 11, 2025 meeting, which unanimously carried.

7. New Business.

Item 1: Scott McReynolds gave the staff report on the approval of the Palm Springs grant program. John Yeandle moved, Ramon Rodriguez seconded, to approve staff signing the contract with the City of Palm Springs, which unanimously carried.

Item 2: Scott McReynolds gave the AVAG report including a request to increase the AVAG donation from \$150,000 to \$225,000. Richard Simonian recommended against it. Scott McReynolds reported the consultant said HCD likes to see the same or increase from donors. Barry Cole agreed with Richard Simonian. Aimee Molsberry agreed with Richard Simonian. John Yeandle moved the donation to AVAG be \$150,000 and Scott McReynolds will revise the budget, Barry Cole seconded the motion, which unanimously carried.

Item 3. Aimee Molsberry gave a report on the status of the portfolio sale and the additional buyers that have expressed interest. While we are continuing to work with the original buyer, Camargo, which the board has already approved the terms of the sale to, Aimee Molsberry requested a blanket approval for other buyers and terms as approved in advance by the board. The board denied this request and instructed Ms. Molsberry to bring all other offers, outside of the already approved transaction with Camargo, to the board for review and approval.

Dennis Kazarian joined the meeting.

A general discussion was had regarding whether or not to sell the portfolio. Aimee Molsberry's request for a blanket approval was denied.

8. Comments/Reports.

Item 1. Aimee Molsberry gave the staff report on occupancy. Ms. Molsberry reported that the zoning change in Mojave goes to approval this week and is

expected to be approved. Ms. Molsberry reported on the staff's efforts to acquire the Mojave land from the lessor.

Item 2. Shontele Simonian gave the management contracts report. A discussion was had regarding the contracts with no interest.

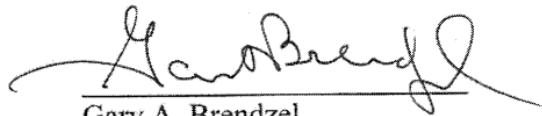
Item 3. Aimee Molsberry gave the Board the audited financials.

9. Closed Session. No items scheduled.
10. Adjournment. Barry Cole moved to adjourn which was seconded by Tom LaCroix and unanimously carried. The meeting adjourned.



Marla Merhab Robinson
Secretary of the Meeting

APPROVED:



Gary A. Brendzel
Chairman