

QUARTERLY MEETING

FRIDAY,
APRIL 24, 2026
1:30 PM

- AGENDA
- MINUTES
- FINANCIALS
- ELECTION INFO

COMSTOCK COMMUNITY CAFE
1725 K STREET
SACRAMENTO, CA 95811

Quarterly Meeting

Friday, April 24, 2026, 1:30 pm

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- INTERIM CHAIRMAN JOSHUA SMITH
- 1ST VICE CHAIRMAN ANTHONY MANN
- 2ND VICE CHAIRMAN DOLORES FLORES-DIXON
- SECRETARY KATHY SMITH
- TREASURER GALE MORGAN



Sacramento Resident Advisory Board

The **Executive Officers** (Board of Directors) shall be elected from their membership, for a three-year term at the April 24, 2026, meeting. The Executive Officers shall consist of a Chair, 1st Vice Chair, 2nd Vice Chair / Parliamentarian, Secretary, and Treasurer. The Executive Officers shall represent all the Residents of SHRA-managed properties and will act in an advisory capacity to convey concerns of the Residents to SHRA staff or to the Housing Commission. The board shall also cooperate with SHRA in the development of housing policy.

All executive officers and members must be in good standing with SHRA at the time of election.

President

Qualifications:

The Chair shall have prior or concurrent experience serving as chairman of any committee or organization.

Duties:

The Chair shall conduct meetings. He/she shall work with the balance of the committee to obtain the committee and RAB goals. The Chair shall also call special meetings and appoint any sub-committees.

Vice President

Qualifications:

The 1st Vice-Chair shall have prior or concurrent experience serving as chairman of any committee or organization.

Duties:

The 1st Vice Chair shall conduct meetings when the Chairperson is not available. Working with the balance of the committee to obtain the committee and RAB goals.

2nd Vice President

Qualifications:

The 2nd Vice-Chair/Parliamentarian shall have prior or concurrent experience serving as chairman of any committee or organization.

Duties:

The 2nd Chair/Parliamentarian shall be available if the Chair and 1st Vice Chair are not available. Present the Bylaws and Code of Federal Regulations when there is a difference of opinion or clarification is needed in RAB meetings.

Secretary

Qualifications:

The secretary must be a resident of a SHRA property.

Duties:

The Secretary shall keep all records from all RAB and resident committee meetings. Responsible for RAB minutes, agenda, mailings, and notices.

Treasurer

Qualifications:

The treasurer shall have prior or concurrent experience serving as the resident committee chair or treasurer from his/her committee.

Duties:

The Treasurer shall create the annual operating budget. Present reports and financial statements for SRAB. Oversee

checkbooks and financial books for all the committees.

Elected non-officer position:

Committee Representative

Qualifications:

The Committee Representative, also a member of the executive committee, shall serve at the will of the committee. The Committee Representative may be elected or appointed by the executive committee and shall have prior or concurrent experience serving as a resident committee officer.

Duties:

The Committee Representative shall represent the SRAB at the committees of properties that are not Public Housing or RAD properties.

Election Procedure

The SRAB will hold elections at a minimum of every three years

This notice is provided to the voting members by mail at least 30 days before the elections.

The notice is also posted in a common location, as with all meeting notices.

Monitoring oversight: the SRAB shall use an independent person or organization to, observe, certify, or conduct elections.

Vacancies: the chair may call for a special election to fill vacancies with a 30-day posted notice. If the remaining term of the vacant office is one year or less, a majority vote of the remaining officers may appoint to the position.

1725 K STREET #101
SACRAMENTO, CA 95811
916.443.5547

SACRAB@GMAIL.COM

WWW.SACRAB.COM

501(c)(3) TAX ID:
26-3123191

Quarterly Meeting

Friday, April 24, 2026, 1:30 pm
Location: 1725 K St, Sacramento, CA 95811

All documents available on the web (<https://www.sacrab.org/meeting.html>)

Agenda

Call to Order

COMMITTEES:

ALDER GROVE

ARDEN VILLA

BIG TREES

CAPITOL TERRACE

COLONIAL HEIGHTS

CORAL GABLES

COMSTOCK

CREEK SIDE

CRYSTAL GARDENS

EDGE WATER

GIBSON OAKS

GRAN CASA LINDA

LINCOLN MANOR

LITTLE BELL

MARINA VISTA

PARADISE MANOR

PINE KNOLL

SHERMAN OAKS

WILLIAM LAND VILLA

SHARP PROPERTIES

Approval of minutes: Printed and on the [web](#)

Financial Report: Printed, and on the [web](#)

Housing Reports

- Kris Warren, Interim Executive Director
- Wilma Wilson, Deputy Executive Director, Housing
- Mark Hamilton, Director, Property Management: 1, 2
- Cecette Hawkins, Assistant Director, Property Management: 3, 4, 5
- Diane Pop, Portfolio Manager: Regions 1, 2

Business

New business

- Board elections:
Chairman
Vice Chairman
2nd Vice Chairman
Secretary
Treasurer
- Community Rep, Non-ACC Position open. May appoint.

Notes

-

Q & A and Comments

Please limit your time to 3 minutes.

Adjourn:

MEET WITH REGIONAL MANAGERS after adjournment

Next Meeting July 24, 2026



Sacramento Resident Advisory Board

REPRESENTING SHRA TENANTS IN THE CITY OF SACRAMENTO AND THE COUNTY OF SACRAMENTO

1725 K STREET #101
SACRAMENTO, CA 95811
916.443.5547
SACRAB@GMAIL.COM
WWW.SACRAB.COM
501(c)(3) TAX ID:
26-3123191

Quarterly Meeting

Friday, January 30, 2026, 1:30 pm
Location: 1725 K St, Sacramento, CA 95811

All documents available on the web (<https://www.sacrab.org/meeting.html>)

Minutes

Called to Order by Josh at 1:45

COMMITTEES:

ALDER GROVE

ARDEN VILLA

BIG TREES

CAPITOL TERRACE

COLONIAL HEIGHTS

CORAL GABLES

COMSTOCK

CREEK SIDE

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PARADISE MANOR

PINE KNOLL

SHERMAN OAKS

WILLIAM LAND VILLA

SHARP PROPERTIES

Kathy Smith read minutes from October 24, 2025, and they were approved
Gale Morgan read the financial report, and it was accepted.

Housing Reports

- Wilma Wilson, Deputy Executive Director, Housing
 - Getting ready for the new year
 - updated on SHRA operations
 - Promotions Diana & Mark
- Mark Hamilton, Director of RAD, Property Management: 1, 2
 - RAD to Kisha Boyd
 - Progress on current projects
 - updates within SHRA
- Cecette Hawkins, Assistant Director, Property Management: 3, 4, 5
 - Intro Regions & Property Managers
 - updates
 - Cleanup
 - Dumpsters - Report violators via 311 -> Reward program

Business

New business

- Announcement: Board elections – April 24, 2026 Meeting
- Community Rep, Non-ACC Position open. May appoint.

Q & A and Comments

WIFI City investment for Alder Grove and Marina Vista, also at all RAD Properties

Are dumpsters ADA accessible? Looking into it

Work order speed? Need specific examples.

heat in halls and community room – Comstock

Venting at Capitol

mold abatement? An extensive process with a remediation company.

Adjourn: 2:24

MEET WITH REGIONAL MANAGERS after adjournment

Next Meeting April 24, 2026

Sacramento Resident Advisory Board
Profit & Loss
 January through March 2026

	Jan - Mar 26
Ordinary Income/Expense	
Income	
Government Grants (HUD-TPF)	6,937.50
Other Types of Income	1,100.00
Total Income	8,037.50
Gross Profit	8,037.50
Expense	
Business Expenses	81.73
Officer Stipend	3,000.00
Operations	
Computer & Web	151.20
Printing and Copy _Newsletters	1,920.83
Resident Committee Programs	
Committee Support Travel	150.00
Resident Committee Programs - Other	72.86
Total Resident Committee Programs	222.86
SRAB Programs	
Computer Labs	270.87
Total SRAB Programs	270.87
Supplies	11.53
Telephone, Telecommunications	682.63
Total Operations	3,259.92
Other Types of Expenses	
Other Costs	130.00
Prior Year	
SRAB 2025 funds	1,001.70
Total Prior Year	1,001.70
Total Other Types of Expenses	1,131.70
Travel and Meetings	
Quarterly Meetings	136.94
Total Travel and Meetings	136.94
Total Expense	7,610.29
Net Ordinary Income	427.21
Net Income	427.21

Sacramento Resident Advisory Board

04/22/26

Balance Sheet

Cash Basis

As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
HUD-Checking	17,251.39
Petty Cash	78.47
Prior year funds	16,707.18
Total Checking/Savings	<u>34,037.04</u>
Other Current Assets	
Products for residents	41.76
Total Other Current Assets	<u>41.76</u>
Total Current Assets	<u>34,078.80</u>
TOTAL ASSETS	<u>34,078.80</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	8,899.40
Temp. Restricted Net Assets	-0.01
Unrestricted Net Assets	24,752.20
Net Income	427.21
Total Equity	<u>34,078.80</u>
TOTAL LIABILITIES & EQUITY	<u>34,078.80</u>

Sac Resident Advisory Board
Profit & Loss
January through March 2026

	Jan - Mar 26
Ordinary Income/Expense	
Income	
Investment income - Short term	46.96
Sales	3,505.50
Shipping and Delivery Income	2,654.86
Soda Kitty	19.01
Total Income	6,226.33
Cost of Goods Sold	
Postage and Delivery	1,008.74
Total COGS	1,008.74
Gross Profit	5,217.59
Expense	
Depreciation Expense	1,388.75
Facilities/ Repair & Maintenance	-12.00
Resident Committees	
Bus passes & Mileage re-imburse	150.00
Meeting snacks	182.15
Resident Committees - Other	108.74
Total Resident Committees	440.89
Software expense	1,049.00
SRAB	
Computer and web	73.96
Computer Lab expense	207.00
News Letter	1,122.90
Total SRAB	1,403.86
SRAB Discretionary	21.00
Telephone Expense	143.16
Total Expense	4,434.66
Net Ordinary Income	782.93
Net Income	<u>782.93</u>

Sac Resident Advisory Board
Balance Sheet
 As of March 31, 2026

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Non-Restricted	5,607.36
PayPal	58.81
Petty Cash	303.73
Savings	54,788.49
Total Checking/Savings	60,758.39
Accounts Receivable	
Payee account	-2,931.94
Total Accounts Receivable	-2,931.94
Other Current Assets	
Investments	5,883.95
Total Other Current Assets	5,883.95
Total Current Assets	63,710.40
TOTAL ASSETS	<u>63,710.40</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Committee funds	
Alder Grove	50.00
Big Trees	217.52
Colonial Heights	146.38
Comstock	196.42
Gran Casa Linda	81.00
Pine Knoll	40.96
River View Plaza	940.00
Sherman Oaks	1,483.82
Washington Plaza	730.00
William Land Villa	678.47
Total Committee funds	4,564.57
FPU Class deposit	150.00
Sales Tax Payable	-51.09
Total Other Current Liabilities	4,663.48
Total Current Liabilities	4,663.48
Total Liabilities	4,663.48
Equity	
Opening Balance Equity	6,883.16
Unrestricted Net Assets	51,380.83
Net Income	782.93
Total Equity	59,046.92
TOTAL LIABILITIES & EQUITY	<u>63,710.40</u>

SUMMARY OF PROGRAM BUDGET

2026 Annual NP Budget	Jan - Jun Non-ACC	Jul - Dec Non-ACC	
45.00	22.00	23.00	Facilities / Business / Bai
2,400.00	1,200.00	1,200.00	Stipend
200.00	100.00	100.00	Computer / Web
0.00			Postage
30.00	15.00	15.00	Printing
6,600.00	3,300.00	3,300.00	News letter
0.00			Machine replacement
400.00	200.00	200.00	Committies
80.00	40.00	40.00	events
816.00	408.00	408.00	labs
600.00	300.00	300.00	Bus
700.00	350.00	350.00	Meetings
68.00	34.00	34.00	Supplies
1,080.00	540.00	540.00	Phone
0.00			Transportation
1,003.00	500.00	503.00	Discretionary
14,022.00	7,009.00	7,013.00	
	Non ACC	Budget Total Program	\$ 14,022.00
			\$14,022.00