HOUSING AUTHORITIES RISK RETENTION POOL
BOARD OF DIRECTORS MEETING

Embassy Suites, 7900 NE 82nd AVE, Portland, OR 97220
Thursday, December 11, 2025

8:00 AM

AGENDA

I. CALL TO ORDER – RENEE ROOKER, PRESIDENT

II. INTRODUCTIONS/ROLL CALL

III. APPROVAL OF THE AGENDA AS POSTED

IV. PUBLIC COMMENTS

The Open Public Meetings Act (OPMA) governs public access to meetings held by public agencies. Specifically, RCW 42.30.240 outlines the requirements for public comment. This time is reserved for members of the public to address the Board of Directors related to matters of HARRP on or off the agenda. Unless permitted by law, no steps can be taken regarding items not listed on the agenda. Comments will be limited to three minutes per person and 15 minutes in total.

V. CONSENT CALENDAR

A. Board of Directors' Meeting Minutes – October 16, 2025

B. Accounts Payable Check Log,

   1. General Warrants and Claims Payments from 10/1/2025 to 11/30/2025

C. Investment Advisors Compliance Statement

D. Treasurer's Certification

Recommendation: *Staff recommends that the Board of Directors approve the Consent Calendar.*

VI. ACTION ITEMS

A. Interim Financial Statements as of October 31, 2025 – Jesse Kinney
Recommendation: *Staff recommends the Board of Directors review and accept the October 31, 2025 financial statements.*

B. 2026 Management Agreement Renewal – Karen Thesing
Recommendation: *Staff recommends the Board of Directors approve the Management Agreement between AHRP, including ORWACA, and HARRP, for an effective date of January 1, 2026 through December 31, 2026.*

C. Staffing (Additional Positions) – Karen Thesing
Recommendation: *Staff recommends the Board of Directors approve the creation and recruitment of the Risk Control Advisor and Liability Adjuster positions.*

D. 2026 HARRP Budget – Jesse Kinney
Recommendation: *Staff recommends the Board of Directors review and approve the presented budget with a total operational expense of $21,833,255*

E. 2026 Initiation of Nomination Process – Karen Thesing
Recommendation: *Staff recommends the Board of Directors approve the attached resolution for holding separate state association meetings during January and February 2026, solely for the purpose of electing one California/Nevada Director and two Oregon Directors.*

F. Adoption of 2026 HARRP MOC – Doug Alliston ESQ, Karen Thesing
Recommendation: *Staff recommend that the Board approve the revised Memoranda of Coverage (i.e. Property, General Liability, Crime, E&O and Auto MOCs) for the 2026 policy year as presented.*

G. Defense Counsel Selection – Karen Thesing
Recommendation: *Staff recommends the Board of Directors approve and affirm that we have the exclusive right to select counsel.*

H. Property Management Agreement: Acceptable Indemnification Language– Karen Thesing
Recommendation: *Staff recommends the Board of Directors approve and implement the revised indemnity language as written.*

I. Retirement of Synchrous Brand – Karen Thesing
Recommendation: *Staff recommends the Board of Directors approve retiring the Synchrous brand and reverting to HARRP and AHRP as the entity names.*

J. Appointment of Treasurer – Renee Rooker, Karen Thesing
Recommendation: *Staff recommends the Board of Directors appoint Bob Havlicek as Treasurer of the HARRP Board of Directors, effective January 1st, 2026.*

VII. MANAGEMENT REPORTS

A. Risk Management & Underwriting – No Presentation

B. Claims Management – Tom Williams

C. Finance – Jesse Kinney

D. Executive Director – Karen Thesing

VIII. INFORMATIONAL ITEMS

A. 2026 HARRP Property Reinsurance Final Rates – Courtney Giesseman

B. Graystone Consulting's Investment Management Update and Review – Jesse Kinney

IX. CLOSED SESSION

A governing body may hold an executive session only for specified purposes, which are identified in RCW 42.30.110(1)(a)-(m), and only during a regular or special meeting. Before convening in executive session, the presiding officer of a governing body shall publicly announce the purpose for excluding the public from the meeting place and the time when the executive session will be concluded. The executive session may be extended to a stated later time by announcement of the presiding officer.

X. PRESIDENT'S REPORT – RENEE ROOKER, PRESIDENT

XI. ADJOURNMENT

Upcoming Regular Meetings

Board of Directors – 03/19/26

AMERICAN WITH DISABILITIES ACT: The Housing Authorities Risk Retention Pool conforms to the protections and prohibitions contained in Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof. A request for disability-related modifications or accommodations, in order to participate in a public meeting of the Housing Authorities Risk Retention Pool, shall be made to Karen Thesing, Executive Director, Housing Authorities Risk Retention Pool, 4660 NE 77th Ave., Suite 310, Vancouver, WA 98662, 360-574-9035.