HOUSING AUTHORITIES RISK RETENTION POOL
BOARD OF DIRECTORS MEETING
Cedarbrook Lodge, 18525 36th Ave S, WA 98188
Thursday, March 19, 2026
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 – 8:00-8:15

A. Board of Directors' Meeting Minutes – December 11, 2025
B. Accounts Payable Check Log,
    1. General Warrants and Claims Payments from 12/1/2025 to 02/28/2026
C. 2025 Actuarial Final Report
D. Investment Advisors Compliance Report
E. Treasurer's Certification
F. Claims Handling Satisfaction Survey
G. Origami Status Report

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

VI. EXECUTIVE SESSION – 8:15-9:00

Presiding Officer announces in open meeting the purpose of the Executive Session.

1. Pursuant to RCW 42.30.110(1)(f) to discuss with legal counsel representing the agency litigation or potential litigation in which a member acting in an official capacity is a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial

consequence to the agency.
2. Or another permitted purpose for Executive Session pursuant to RCW 42.30.110 (1).
The Executive Session is expected to conclude after 45 minutes, unless extended by the Presiding Officer. Presiding Officer announces in open meeting the time the Executive Session will end.
3. RCW 42.56.290 (Attorney-Client Privilege) for the Public Records Act.

VII. ACTION ITEMS

A. 2026 Appointment of HARRP Board Members – Karen Thesing (9:00-9:05)

Recommendation: *Staff recommends the Board of Directors approving the appointment of the elected Board of Directors: Ken Kugler representing Northern California/Nevada Executive Directors Association, and Vickie Ybarguen representing the Association of Oregon Hosing Authorities, for the term of March 2026 through March 2029.*

B. 2026 Appointment of AHRP Member-Affiliated Directors – Karen Thesing (9:05-9:10)

Recommendation: *Staff recommends the Board of Directors approve the appointment of Ken Kugler, representing Northern California/Nevada Executive Directors Association, and Vickie Ybarguen, representing the Association of Oregon Hosing Authorities, to serve three-year terms from March 2026 through March 2029.*

C. 2026 Appointment of HARRP Officers – Karen Thesing (9:10-9:15)

Recommendation: *Staff recommends the Board of Directors appoint officers for the 2026 calendar year.*

D. 2025 Financial Audit Presentation – Moss Adams (9:15-9:45)

Recommendation: *Staff recommends the Board of Directors review and accept the 2025 financial audit.*

E. Interim Financial Statements as of January 31, 2026 – Jesse Kinney (9:45-9:50)

Recommendation: *Staff recommends the Board of Directors review and accept the January 31, 2026 financial statements.*

F. 2025 Annual Report – Karen Thesing (9:50-9:55)

Recommendation: *Staff recommends the Board of Directors review and accept the 2025 Annual Report and support the continued implementation of operational improvements, risk management initiatives, and strategic staffing additions that enhance service to members.*

G. Claims Settlement Authority Policy – Karen Thesing (9:55-10:05)

Recommendation: *Staff recommends the Board of Directors approve the following levels of settlement authority: Director of Claims up to $300,000 for General & Auto Liability, Error & Omissions, Employment Practices claims, and first party Property claims up to $2,000,000; Executive Director up to $500,000; Board President up to $1,000,000; full Board up to $2,000,0000.*

Break 10:05-10:15

VIII. MANAGEMENT REPORTS

A. Risk Management & Underwriting – Cindy Steele (10:15-10:35)

B. Claims Management – Tom Williams (10:35-10:40)

C. Finance – Jesse Kinney (no presentation)

D. Executive Director – Karen Thesing (10:40-10:50)

IX. INFORMATIONAL ITEMS

A. Presentation of Updated HARRP and AHRP Website Design – Cindy Steele (10:50-11:00)

B. Compensation Study – Karen Thesing (11:00-11:45)

X. PRESIDENT'S REPORT – RENEE ROOKER, PRESIDENT (11:45-12:00)

XI. ADJOURNMENT

Upcoming Regular Meetings

Board of Directors – 6/4/26

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.