BANYARD MANAGEMENT

Board of Directors Meeting
2039 Forest Avenue
Chico, CA 95928

MEETING MINUTES

August 20, 2026

President Guanzon called the meeting of Banyard Management to order at 3:44 p.m.

The meeting was conducted via teleconference, web-conference and in person, as noticed.

1. ROLL CALL

Present for the Directors: Bob Crowe, Tim Merrill, Rich Ober, David Pittman, Jean Snow; all attended in person.

Others Present: President Larry Guanzon, Secretary Marysol Perez, Tamra Young, Juan Meza, Taylor Gonzalez, Marco Cruz; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

3.2 Banyard Management Financial Report: Marco Cruz, reported minimal pass-through activity from Chico Commons, with YTD net income at -$8,500 (favorable to the -$32,000 budget due to lower administrative/maintenance charges), cash at $163,000–$164,000, zero liabilities, and total equity at $168,000.

3.3 Chico Commons HACB / AWI Occupancy Report: President Larry Guanzon reported that vacancies at the 72-unit Chico Commons property dropped from five units in July to one unit at month-end, and reached zero vacancies over the past week.

Director Pittman moved to accept the Consent Calendar as presented. Director Crowe seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

None.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM BOARD MEMBERS

None.

10. MATTERS INITIATED BY BOARD MEMBERS

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR'S CALENDAR

Next Meeting – November 19, 2026

13. ADJOURNMENT

The meeting was adjourned at 3:47 p.m.

Dated: August 20, 2026.

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Lawrence C. Guanzon, President

ATTEST:

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Marysol Perez, Secretary