2025 Annual Membership Meeting — Minutes

Date: Monday, December 1, 2025

Location: Virtual (Zoom webinar; members in listen-only mode with a Q&A box)

Presiding: Daniele Berman, Vice President for Strategy and Operations

Staff present: Kimberly Sanchez (President and CEO), Daniele Berman (VP for Strategy and Operations), Ian Morse (Building Asset and Acquisition Manager), Jessica Mayo (Finance Manager), Heather Hayes (Bookkeeper), Amy Slaughter (Realtor), Shannon Massie (Communications Manager), Rachel Cone (Homebuyer Support Specialist)

Staff absent: Bruno Marcenaro (Realtor)

Board members present: Linda Fajardo (Board President), Bridgit Adamou, Jim Parrott, Karen Stegman, Mark Mosier, Ranya Hahn

1. Welcome and Housekeeping

Daniele Berman welcomed members and reviewed the agenda and Q&A procedures.

2. Election Results

Members (homeowners and tenants) voted in advance. Results announced:

- **Board slate approved.** Karen Stegman, appointed to fill a vacant seat, was affirmed.
- **Minutes of the 2024 Annual Meeting approved.**

3. Staff Introductions

Each staff member introduced their role and how members can reach them. Contact information is on CommunityHomeTrust.org.

4. Annual Report, FY 2024–25

Kimberly Sanchez recognized board members in attendance and presented the annual report (theme: Stability). Highlights:

- Community Home Trust has acquired nearly 300 homes over 35+ years and expects to pass 300 in 2026. No homeowner has lost a home to foreclosure.
- Homes have been bought and sold more than 500 times; about 60% of homeowners who leave go on to buy on the private market.
- Process updates: new applicant process, updated information session video, expanded website FAQs (translatable), more stewardship information, and a streamlined resale process.
- Awards and outreach: statewide award from the NC Housing Finance Agency for the Open Air Camp Road project in Durham; advocacy visit to Washington, DC with Grounded Solutions Network; community fireside chat with former Congressman David Price and Jim Parrott.
- Median sale price of Community Home Trust homes last year was $130,000, compared with an area average above $500,000.
- Finances: most funding comes from local governments through inclusionary housing. The annual audit had no findings; the audit and Form 990 are posted on the website.
- Next five years: 300+ additional homes, two rental communities, and 21 townhomes built in partnership with the Town of Chapel Hill, CASA, Habitat for Humanity of Orange County, and Self-Help.

5. Video Preview

Members viewed a new short video about Community Home Trust, to be released publicly on Giving Tuesday (December 2, 2025).

6. Q&A

A question-and-answer session was held with members.

7. Adjournment

Kimberly Sanchez thanked members for attending, and the meeting was adjourned.

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