

Board of Directors

Dan Gray, Chairman
Patrick Chaing, Vice-Chair
Jon-Michael Rosch, Secretary
Tom Rowe, Treasurer
Dara L. Aldridge
Maiko Ashby
Emily Chiang
Jennifer Judelsohn
Angie Lathrop
Jennifer McGarey
James Ross
Sue Zywokarte

For the sake of what?

*Does this move us in the
direction of our mission?*

*Is this the best use of
resources?*

*Is this the direction
we said we want to go?*

Our Mission:

Pathway Homes
embodies the spirit
of recovery: embracing an
attitude of hope,
self-determination
and partnering with each
individual on their
personal journey toward
achieving self-fulfillment
and realizing their dreams.

We fulfill our mission by
making available to
individuals with mental
illness and co-occurring
disabilities a variety of
non-time-limited housing and
services to enable them to realize
their individual potential.

PATHWAY HOMES, INC.

Board of Directors

Monday, October 1, 2018
7:00 P.M.
10201 Fairfax Blvd., Ste. 200
Fairfax, VA 22030-2209



- 6:30 Social Half-hour
- 7:00 Call to Order
- 7:05 Presentation – State of the Agency, Sylisa Lambert-Woodard
- 7:30 Approval of Minutes of Meeting July 9, 2018*
- 7:35 CEO's Report – Dr. Sylisa Lambert-Woodard
- 8:00 Treasurer's Report - Brenda Brennan
- 8:05 Chairperson's Report and Comments
- 8:15 Committee Reports
 - 1. Philanthropy Committee—Jennifer Judelsohn
 - 2. Board Development—Patrick Chaing
- 8:40 Old Business
- 8:45 New Business
 - 1. Tuition Reimbursement Drawing
 - 2. Resolutions for Prince William CDBG Proposals
 - 3. Ad Hoc Merger & Acquisition Committee Resolution
- 8:50 Announcements.
- 8:55 Adjournment

Closed session to follow Pathway Recovery, Inc.

* Materials Enclosed in Packet

ADDENDUM TO BOARD AGENDA

October 1, 2018

Pathway Homes has had an active and stable quarter! Our agency has undergone numerous audits, inspections and evaluations with all favorable outcomes to date. Pathways remains on course with our strategic plan. We continue to attach metrics to our strategy and are finalizing our stakeholders report to share our progress and accomplishments with the larger community. Our operational approach includes continuous quality review, risk assessment and strategic diversification. I look forward to seeing you and answering any questions at our upcoming meeting!

Board Matters:

- The Philanthropy Committee Report- Jennifer Judelsohn, Treasurer's Report- Brenda Brennan, and Board Development report- Patrick Chaing have been provided for your review. Please review these reports before the meeting; any questions or clarifications will be addressed during the meeting.
- Pathway Homes continues in its first operational grant year in Loudoun County for Mental Health Skill Building Services (MHSS). Pathways is currently providing services to 12 individuals. It is expected that we will serve approximately 30-70 within the next year.
- Pathway Homes has launched its Northern Virginia Health Foundation (NVHF) project awarded for \$25,000 for the development of a pilot supportive services package/waiver. Pathways is working with a private consultant, Managed Care Organizations (MCO's), Housing Authorities, and Community Services Boards (CSBs) in the development of this design. The product is expected to be ready by 12/18. As a result of our progress on this grant, we have been invited to apply for an implementation grant with NVHF and also invited to submit a pilot project grant with the Kaiser Foundation to provide services funded through what will be the "first ever" permanent supportive housing waiver.
- On 9/20/17 Pathways was **verbally** notified that the Fairfax County is committed to continue its support in FY19 in the amount of **\$267,169** for administrative costs related our HUD Continuum of Care (CoC) projects. This funding was approved on 6/21/2018 and received! Further, this contract was **renegotiated** to add one 32-hour Manager position, and a 20-hour peer position to ensure adequate operations of this contract totaling an additional **\$120,629**. **We are still waiting for the formal Memorandum of Agreement.**
- **Renewal**- Pathway Homes is awaiting the HUD announcement of twelve (12) HUD Homeless Assistance renewal grant awards totaling **\$5,521,495**. These grants fund

our Supportive Housing Program and Shelter Plus Care (now called Leasing and Rental Assistance) projects serving 306 individuals. The total amount of HUD assistance that the Fairfax-Falls Church CoC receives is \$8,291,071.

- **New Award-** Pathway Homes submitted 5 submissions for the Community Consolidated Funding Pool (CCFP) and received one award totaling \$450,000 for the acquisition of a new 4 -bedroom home in Fairfax County. It is anticipated that this property be purchased in early 1/2019.
- **NEW Proposal-** Pathway Homes submitted an RFP to Region 4- Greater Richmond for the operation of a new 8-bed Assisted Living Facility. This proposal was submitted in the amount of \$515,180 to operate this program. If awarded, this will be our third ALF. Pathways was invited back for a second interview to negotiate purchase and operational options. We are currently anticipating notification of the award.
- **NEW Proposal-** Christian Relief Services (CRS) made a strategic decision to forgo further sponsorship of the 1991, 1994 and 1995 grants serving 50 individuals in the amount of \$703,690 This decision was made due to internal changes as well as the increased responsibilities associated with being a HUD COC program sponsor. CRS supported Pathway Homes to assume sponsorship for these programs, and the COC Board met on 6/14/18 and unanimously chose Pathway Homes, Inc. as the new sponsor! Transition of sponsorship was supported at the local level and authorized by HUD.
- Pathway Homes has extended its office space to a local non- profit called SPARC (Specially Adapted Resource Clubs). SPARC runs day programming for the Developmental Disability (DD) community. SPARC was operating out of donated office space that was no longer available due to the repurposing of the site. Pathway Homes looks forward to learning more about how SPARC can support those we serve, and possible mutually beneficial business opportunities in the future. A discussion about mergers and acquisitions will be conducted with the board in the future.
- Sylisa met with Senator Kaine on 9/17/18 as part of a roundtable discussion. His office had indicated that the Senator would like to hear about how he can be supportive of specific federal housing legislation, and then also to hear about the constituencies we serve and some of the challenges we face in that work.
- The Prince William Office of Housing and Community Development (OHCD) is anticipating receipt of HUD notification for release of our Community Development Block Grant (CDBG) funds this month. OHCD proposed "DRAFT" copies of the two FY19 Subrecipient Agreements for two new projects "**Pathways to Prince William Recovery**" and "**Pathway Homes Serving Prince William**". These projects are valued at \$225,000 and should be operational by the beginning of the 2019.

- **NEW Proposal-** Pathway Homes will be submitting a response to the FY'20 OHCD RFP for new projects totaling \$225,000. Requested documentation has already been requested of the board, and resolution will be brought forth during the board meeting.
- **NEW Proposal-** Pathway Homes submitted a RFP through Fairfax County Department of Housing and Community Development (DHCD) for 10 new scattered site 1-bedroom condos in the amount of \$1,686,000. If awarded, these units will be dedicated to the expansion of housing and services for chronically homeless individuals associated with our Pathway Homes 1991 and 1995 HUD grants.
- Pathway Homes Commission on the Accreditation and Rehabilitative Facilities (CARF) audit was rescheduled due to Hurricane Florence until **Monday 10/29 through Tuesday 10/30**. We have been assigned new surveyors and will confirm with you the times for the orientation and exit interviews closer to that date.
- On 9/24/18, Sylisa met with Media Hybrid producer, Dara Padwo-Audick, and 12 Russian nationals who had been contracted by the United States Department of State's Bureau of Public Affairs, Foreign Press Center in Washington, D.C. Ms. Padwo-Audick was retained to produce a series of stories for the following Russian media outlets: Kommersant daily, TVRain, Rusfund Charity Foundation, Primamedia, St. Petersburg TV, Novaya Gazeta, and Takie Dela Foundation, on the topic of "Living with Disabilities." Sylisa provided an interview that showcased Pathway Homes, and best-practices for serving those with behavioral health disabilities.

PATHWAY HOMES, INC.
Minutes of the Quarterly Meeting of the
Board of Directors
July 9, 2018

The quarterly meeting of the Board of Directors was held on July 9, 2018. A quorum being present, the meeting was called to order at 7:09 p.m. by Chair, Dan Gray. The following individuals were present and participated throughout the meeting:

MEMBERS

Dan Gray, Chair
Patrick Chaing, Vice Chair
Jon-Michael Rosch, Secretary
Dara L. Aldridge
Emily Chiang
James Ross
Jennifer Judelsohn
Sue Zywokarte

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda F. Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Lauren P. Leventhal, QA Manager

The following individuals notified the office or other Board Members that they would not be present for this meeting: Angie Lathrop and Jennifer McGarey

PRESENTATION

Fundraising

Jennifer Judelsohn and Anna Smith

Anna discussed the importance of special events in helping the agency build relationships with corporations, foundations, and other potential, large funders. Sylisa discussed Pathways' Financial status for the next two years and where donations can help close funding gaps. Jennifer spoke about how the Board can individually help this relationship building in preparation for the Help the Homeless Walk. The Board completed an exercise to brainstorm potential businesses that donate or otherwise have reason to support Pathways, and individuals volunteered to contact specific targets.

MINUTES

Dan Gray called for a motion to approve the minutes from April 9, 2018 with a correction from "board meetings" to "board members". Jim made a motion to approve the minutes as corrected. This was seconded by Sue and approved unanimously.

CEO Report – Dr. Sylisa Lambert-Woodard

Sylisa's report was previously distributed to the Board in their packet (enclosed in the Board minutes book), and she included the following updates:

- Sylisa would like to celebrate Jonny's award in his field (press release enclosed in packet)
- Sylisa presented at the state Department of Behavioral Health and Developmental Services (DBHDS) conference on June 4.
- Sylisa was the keynote speaker at a Brain Foundation fundraiser on June 9.
- Sylisa presented at the Regional Association of Grantmakers (RAG) and made connections with Kaiser Permanente and others with the potential for leveraging information and funding for waiver-based services.
- A letter went out July 6 to Fairfax City proposing to leverage \$1 million against \$815,000 in order to serve 10 individuals for 10 years.

TREASURER'S REPORT – Brenda Brennan

The Treasurer's Report was distributed prior to the meeting (enclosed in the Board minutes book). There was no additional information.

CHAIRPERSON'S REPORT AND COMMENTS – Dan Gray

Dan ceded his time to Jennifer Judelsohn to discuss how the Summer of the Arts reception went. Jennifer reported that it was smaller and "lower key" than some receptions in the past. There was live music, and the reception was enjoyed by both the artists and community members who attended. Sue participated in the Summer of the Arts program this year and enjoyed her experience. Anna reported that approximately 1,000 people pass through the Jewish Community Center daily, so the artwork was seen by many, and more art has sold than in previous years – likely due to the increased exposure outside of the reception.

PHILANTHROPY COMMITTEE REPORT – Jennifer Judelsohn

In addition to the written Philanthropy Committee Report (enclosed in the Board minutes book), the committee noted the following:

- Jennifer's name is spelled incorrectly at the end of this meeting's addendum.

BOARD DEVELOPMENT – Patrick Chaing

There are 2 potential board members identified who meet the criteria the committee has identified as areas of need for board knowledgebase. The packet contains a proposed nominations and elections process developed with the idea of transparency in mind. He clarified

that the election votes will need to be cast only by *volunteer* board members. The committee recommends that the process be adopted for the upcoming October elections. Patrick reviewed the process and requested a motion to approve the procedures for the upcoming election. Jennifer Judelsohn made a motion; it was seconded by Jonny and approved unanimously.

Jim asked for an update on the 2 identified individuals. One withdrew from the process recently; the other is travelling through July and will meet for discussions upon his return.

Patrick also noted that the current committee compositions are outlined within the packet. Chairs may add individuals as interest is expressed.

PERSONNEL PRACTICES – Jim Ross

The Personnel Practices committee met and reviewed the new and revised policies and procedures included in the packet. The committee recommends that the board adopt the policies and procedures as provided.

Patrick asked if criminal background check procedures had been vetted for both Virginia and Florida; Brenda and Sylisa responded in the affirmative.

Jim made a motion to approve the updated and new policies as provided. This was seconded by Dara and approved unanimously.

OLD BUSINESS –

None

NEW BUSINESS –

Code of conduct acknowledgments were provided to members; they should review, sign, and return to Lauren Leventhal.

Jennifer Judelsohn was recognized by the Board for her hard work and dedication to fundraising. Sylisa spoke about Jennifer's contributions in forming and nurturing the agency's new culture of giving and self-responsibility. Much of the success of the Steps to Pathways Breakfast is credited to Jennifer who helped fill many tables. Jennifer was presented with a certificate and a mug in appreciation.

ANNOUNCEMENTS –

Tom Rowe officially accepted the status of Emeritus. He will join Emil Franks in holding that title.

Summer of the Arts is open through 7/11/18.

CARF accreditation is this Fall. We expect either a September or October survey. The board will be provided more information once a date is set.

ADJOURNMENT

There being no further business, Patrick made a motion to adjourn the meeting. This was seconded by Dara and unanimously approved by the Board.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

TREASURER'S REPORT-October 2018
Brenda Brennan, Chief Financial Officer

Project Rental Assistance Contracts (PRACs) for Pathway Visions effective August 1, 2018 and Pathway Options effective September 24, 2018 were awarded by HUD for one-year renewals. Pathway Options received a 2% cost of living increase. Pathway Visions received almost a 60% increase, raising the monthly assistance from \$314 to \$500 per unit, an increase of \$17,856 per year, based on the budget submission submitted with the annual rent increase. The substantial PRAC increase awarded to Pathway Visions was primarily due to increased Homeowner/Condominium Association Dues, property and contents insurance coverage increases and audit fee increases.

The Fiscal Year 2018 Financial and Compliance Audit onsite field work began on July 23, 2018 and ended on August 21, 2018. Pathway Options, Inc., Pathways Recovery, Inc., Pathways Living, Inc., and Pathway Visions, Inc., financial statements have been finalized and submitted to the U.S. Department of Housing and Urban Development. The auditor's preparation of the Pathway Homes, Inc., financial statements and the consolidated statements of the Pathway Group are under preliminary and tentative draft review. We anticipate completing and moving to final over the next week.

The corporations of Pathways Living, Inc., and Pathway Visions, Inc., no longer require an audit under the Uniform Guidance regulations threshold requiring audits of entities receiving federal funds below \$750,000. As a result, the overall audit cost was reduced by \$7750. Only the financial statements of Pathway Homes and Pathway Homes of Florida require an independent audit.

Tax Returns for each of the corporations are underway and it is our intention to complete and file no later than the November 15, 2018 due date, although extension requests have already been submitted to the IRS as a protective measure.

The Tax-Sheltered Annuity Audit (TSA) fieldwork conducted by CohnReznick occurred during the week of July 16 through July 20, 2018. Draft financial statements are under review and should be completed by the end of the week.

The Audit Committee will be scheduling a meeting with the audit group from CohnReznick over the next month to review and discuss the audit process and fiscal year end results.

We have received our annual health insurance premium renewal from Kaiser Permanente for the year beginning January 2019 with only a 1.83% increase over the expiring premium. We are currently in the process of reviewing the plan and benefits.

**Pathway Homes
Balance Sheet**

As of 3/31/2018

	Pathway Homes Operating	Pathways Living Inc	Pathway Options	Pathway Visions, Inc	Pathway Homes of Florida, Inc	Total
Assets						
Current Assets						
Cash and Cash Equivalents	1,010,237.19	114,307.93	3,256.95	7,322.90	60,494.16	1,195,619.13
Accounts Receivable	93,532.67	0.00	0.00	0.00	0.00	93,532.67
Program Fees Receivable	498,704.67	0.00	0.00	776.00	123,052.10	622,532.77
Prepaid Expenses	80,901.94	1,085.11	666.28	836.55	1,246.82	84,736.70
Security Deposits	37,583.74	0.00	0.00	0.00	2,000.00	39,583.74
Advances-Intercompany	273,829.26	0.00	0.00	0.00	0.00	273,829.26
Total Current Assets	1,994,789.47	115,393.04	3,923.23	8,935.45	186,793.08	2,309,834.27
Property and Equipment						
Fixed Assets	15,040,627.21	1,064,463.53	185,620.11	367,845.44	30,604.40	16,689,160.69
Accumulated Depreciation	(2,168,765.29)	(700,714.98)	(87,503.50)	(193,606.74)	(3,643.40)	(3,154,233.91)
Total Property and Equipment	12,871,861.92	363,748.55	98,116.61	174,238.70	26,961.00	13,534,926.78
Other Assets						
Cash and Cash Equivalents	0.00	0.00	35,532.89	294,811.91	0.00	330,344.80
Investments	78,253.13	0.00	0.00	0.00	0.00	78,253.13
Reserve for Replacement	80,216.86	0.00	0.00	0.00	0.00	80,216.86
Intangible assets-software	0.00	93,836.30	0.00	0.00	0.00	93,836.30
Total Other Assets	158,469.99	93,836.30	35,532.89	294,811.91	0.00	582,651.09
Total Assets	15,025,121.38	572,977.89	137,572.73	477,986.06	213,754.08	16,427,412.14
Liability and Net Assets						
Liabilities						
Accounts Payable and Accrued Expenses	176,023.63	2,882.32	596.93	34.68	159.39	179,696.95
Deferred Revenue	541,201.33	0.00	0.00	0.00	105,448.66	646,649.99
Liability for Escrow Funds	70,694.59	3,623.00	0.00	739.00	0.00	75,056.59
Line of Credit	0.00	0.00	0.00	0.00	0.00	0.00
Due To (From) other Funds	77,688.91	5,721.36	7,375.96	1,459.92	12,891.74	105,137.89
Mortgage Payable	2,562,777.95	627,416.40	0.00	0.00	0.00	3,190,194.35
Lease Payable	12,358.00	0.00	0.00	0.00	0.00	12,358.00
Total Liabilities	3,440,744.41	639,643.08	7,972.89	2,233.60	118,499.79	4,209,093.77
Net Assets						
Beginning Net Assets	10,658,922.44	(72,435.82)	136,918.81	494,266.67	35,933.81	11,253,605.91
Change in Net Assets	925,454.53	5,770.63	(7,318.97)	(18,514.21)	59,320.48	964,712.46
Total Net Assets	11,584,376.97	(66,665.19)	129,599.84	475,752.46	95,254.29	12,218,318.37
Total Liability and Net Assets	15,025,121.38	572,977.89	137,572.73	477,986.06	213,754.08	16,427,412.14

Pathway Homes
Statement of Revenues and Expenditures
From 7/1/2017 Through 6/30/2018

		Pathway Homes Operating	Pathway Homes McKinney	Pathway Options, Inc.	Pathways Living, Inc.	Pathway Visions, Inc.	Pathway Homes of Florida, Inc	Total
Revenue								
Contract Funds	4100	3,484,092.94	37,151.48	0.00	0.00	0.00	938,294.19	4,459,538.61
Grant Revenue	4110	1,445,500.00	0.00	0.00	0.00	0.00	15,000.00	1,460,500.00
Grant Revenue - SPC	4115	1,686,838.00	0.00	0.00	0.00	0.00	0.00	1,686,838.00
Admin Fee	4120	263,647.55	0.00	0.00	0.00	0.00	0.00	263,647.55
HUD Housing Funds	4130	106,604.69	2,609,921.69	0.00	0.00	0.00	0.00	2,716,526.38
Social Security Revenue - ACR/PW-ALF	4140	435,283.10	0.00	0.00	0.00	0.00	0.00	435,283.10
Auxiliary Grant Revenue - ACR/PW-ALF	4141	237,416.17	0.00	0.00	0.00	0.00	0.00	237,416.17
Client Fees	4150	896,401.94	50,302.50	0.00	0.00	0.00	0.00	946,704.44
Rental Income	4160	227,183.64	0.00	0.00	0.00	0.00	0.00	227,183.64
Medicaid Fees	4162	152,334.00	0.00	0.00	0.00	0.00	0.00	152,334.00
Management Fee Income	4175	87,410.20	0.00	0.00	0.00	0.00	0.00	87,410.20
Other Revenue	4200	55,576.81	32,443.46	0.00	0.00	0.00	0.00	88,020.27
Interest Income	4210	854.87	468.30	0.00	0.00	0.00	0.00	1,323.17
Unrealized Gain/Loss - Treasury Notes	4310	3,360.25	0.00	0.00	0.00	0.00	0.00	3,360.25
Donations-Unrestricted	4400	178,726.02	0.00	0.00	0.00	0.00	0.00	178,726.02
Donations-Restricted	4405	65,666.00	0.00	0.00	0.00	0.00	0.00	65,666.00
Disposition Of Assets-Gain/Loss	4500	(6,661.38)	0.00	0.00	0.00	0.00	0.00	(6,661.38)
Rental Income - Tenant Income(HUD Only)	5120	0.00	0.00	7,356.00	64,220.00	25,200.00	0.00	96,776.00
Rental Income - HUD Supplement	5121	242,775.00	0.00	3,750.00	79,612.00	4,896.00	0.00	331,033.00
Excess Rent	5191	0.00	0.00	0.00	0.00	1,841.00	0.00	1,841.00
Vacancy	5220	0.00	0.00	0.00	(6,830.00)	0.00	0.00	(6,830.00)
Miscellaneous Income-HUD	5290	0.00	0.00	0.00	502.00	0.00	0.00	502.00
Interest Income-Operations	5410	0.00	0.00	0.00	1.79	1.86	0.00	3.65
Interest Income-Residual Receipts	5430	0.00	0.00	5.58	0.00	116.72	0.00	122.30
Interest	5440	0.00	0.00	2.86	19.44	461.55	0.00	483.85
Income-Reserve/Replacement								
Total Revenue		9,563,009.80	2,730,287.43	11,114.44	137,525.23	32,517.13	953,294.19	13,427,748.22
Expenditures								
Advertising & Marketing	6210	3,838.20	0.00	0.00	0.00	0.00	0.00	3,838.20
Office Expenses-Phone HUD	6311	0.00	0.00	0.00	8,292.07	0.00	0.00	8,292.07
Telephone & Cable Expense	6313	76,812.32	12,567.23	0.00	0.00	0.00	9,582.22	98,961.77

Pathway Homes
Statement of Revenues and Expenditures
From 7/1/2017 Through 6/30/2018

		Pathway Homes Operating	Pathway Homes McKinney	Pathway Options, Inc.	Pathways Living, Inc.	Pathway Visions, Inc.	Pathway Homes of Florida, Inc	Total
Postage & Shipping	6314	6,135.86	0.00	0.00	0.00	0.00	0.00	6,135.86
Membership Fees	6315	10,595.04	0.00	0.00	0.00	0.00	0.00	10,595.04
Books & Subscriptions	6316	1,389.45	0.00	0.00	0.00	0.00	0.00	1,389.45
Printing & Copying	6317	9,114.34	43.39	0.00	0.00	0.00	0.00	9,157.73
Management fees	6320	0.00	0.00	555.30	6,850.10	1,504.80	0.00	8,910.20
Legal Expense	6340	3,210.00	3,243.50	0.00	133.00	0.00	0.00	6,586.50
Audit Expense	6350	62,275.00	0.00	0.00	7,075.00	7,625.00	0.00	76,975.00
Computer Supplies & Services	6352	40,161.78	8,656.65	0.00	0.00	0.00	0.00	48,818.43
Computer Consultant Services	6353	152,107.66	0.00	0.00	0.00	0.00	0.00	152,107.66
Office Supplies	6360	8,766.20	36.49	0.00	0.00	0.00	3,377.56	12,180.25
Bad Debts	6370	1,957.54	0.00	0.00	1,894.95	0.00	0.00	3,852.49
Administrative Expenses	6390	18,227.26	1,740.58	504.60	189.31	42.00	0.00	20,703.75
Purchases From Contributions	6391	102,533.62	0.00	0.00	0.00	0.00	0.00	102,533.62
Pass-Through Contributions	6392	(4,895.00)	0.00	0.00	0.00	0.00	0.00	(4,895.00)
Fundraising Expense	6394	42,710.08	0.00	0.00	0.00	0.00	0.00	42,710.08
Special Events	6416	8,786.72	0.00	0.00	0.00	0.00	0.00	8,786.72
Conferences	6417	5,670.55	0.00	0.00	0.00	0.00	0.00	5,670.55
Training Expenses	6418	41,507.87	441.00	0.00	0.00	0.00	6,629.85	48,578.72
Counselor's Expenses	6420	85.46	0.00	0.00	0.00	0.00	0.00	85.46
Professional Liability Insurance	6430	89,642.20	34,838.40	0.00	0.00	0.00	6,900.96	131,381.56
Vehicle Insurance	6431	18,360.08	7,530.00	0.00	0.00	0.00	2,510.04	28,400.12
Crime Bond Insurance	6433	3,332.04	0.00	0.00	0.00	0.00	0.00	3,332.04
Directors & Officers Insurance	6435	9,451.00	0.00	0.00	0.00	0.00	0.00	9,451.00
Mortgage Insurance Premium	6436	0.00	0.00	0.00	2,825.00	0.00	0.00	2,825.00
Electricity	6450	84,488.32	52,211.68	2,297.90	7,721.70	3,055.62	2,530.89	152,306.11
Water	6451	8,142.41	9,401.62	1,457.62	4,328.87	0.00	228.43	23,558.95
Gas	6452	7,433.76	2,362.21	0.00	5,455.50	0.00	0.00	15,251.47
Contract Expense-Other	6454	49,706.04	5,023.59	0.00	0.00	0.00	0.00	54,729.63
Office Rent	6456	256,201.92	0.00	0.00	0.00	0.00	50,589.19	306,791.11
Leasing and Contract Expense	6457	2,551,403.80	1,744,544.93	0.00	0.00	0.00	0.00	4,295,948.73
Contract Expense - SPC	6458	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage Facility	6459	4,664.00	13,860.00	0.00	0.00	0.00	0.00	18,524.00
Home Owners Association Fee	6460	128,150.57	28,227.42	0.00	0.00	0.00	0.00	156,377.99
Security Deposits	6465	7,584.70	3,595.00	0.00	0.00	0.00	0.00	11,179.70
Moving Fees	6466	9,681.92	237.42	0.00	0.00	0.00	0.00	9,919.34
Contracts - HUD Only	6520	421.48	0.00	1,294.00	8,847.17	2,053.23	0.00	12,615.88

Pathway Homes
Statement of Revenues and Expenditures
From 7/1/2017 Through 6/30/2018

		Pathway Homes Operating	Pathway Homes McKinney	Pathway Options, Inc.	Pathways Living, Inc.	Pathway Visions, Inc.	Pathway Homes of Florida, Inc	Total
Garbage & Trash Removal	6525	3,617.02	92.00	0.00	2,511.40	0.00	0.00	6,220.42
Repairs & Maintenance	6540	118,279.39	84,145.84	0.00	0.00	0.00	0.00	202,425.23
Grounds Maintenance	6541	11,053.00	649.00	0.00	0.00	0.00	0.00	11,702.00
Extermination	6542	11,845.00	3,235.00	0.00	0.00	0.00	0.00	15,080.00
Staff Mileage Expenses	6560	24,577.98	17,618.84	0.00	0.00	0.00	45,040.03	87,236.85
Vehicle Operating Cost	6570	21,775.43	2,721.27	0.00	0.00	0.00	0.00	24,496.70
Misc Operating Expenses	6590	5,571.14	878.56	1,566.01	6,005.67	19,427.51	0.00	33,448.89
Furnishings Not Capitalized	6595	46,244.14	14,359.92	0.00	0.00	0.00	0.00	60,604.06
Equipment Not Capitalized	6596	1,191.10	5,649.00	0.00	0.00	0.00	8,014.44	14,854.54
Capitalized Expenses	6597	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve for Replacements	6599	0.00	4,588.00	0.00	0.00	0.00	0.00	4,588.00
Depreciation Expenses	6600	282,103.08	49,685.90	4,347.12	28,104.04	11,666.43	4,372.08	380,278.65
Amortization Expense	6695	0.00	0.00	0.00	2,986.80	0.00	0.00	2,986.80
Real Estate Taxes	6710	12,511.58	2,454.63	0.00	0.00	0.00	0.00	14,966.21
Property Liability Insurance	6720	25,317.16	8,278.68	1,911.72	9,855.44	5,100.48	654.84	51,118.32
Renter's Insurance	6721	29,855.03	17,602.91	0.00	0.00	0.00	0.00	47,457.94
Fees, Licenses & Permits	6790	16,640.75	0.00	25.00	25.00	25.00	0.00	16,715.75
Interest Expense	6820	89,174.97	8,005.76	0.00	28,317.80	0.00	0.00	125,498.53
Food	6932	116,996.40	0.00	0.00	0.00	0.00	0.00	116,996.40
Cleaning/Household Supplies	6951	21,335.31	0.00	0.00	0.00	0.00	0.00	21,335.31
Client emergency, supplies, transportation	6952	0.00	0.00	0.00	0.00	0.00	137,824.54	137,824.54
Medical Supplies - Rx	6960	21,727.63	0.00	0.00	0.00	0.00	0.00	21,727.63
Medical Supplies - Non Rx	6963	2,089.00	0.00	0.00	0.00	0.00	0.00	2,089.00
Cosmetic/Personal Items	6964	1,502.29	0.00	0.00	0.00	0.00	0.00	1,502.29
Laundry/Linens	6973	6,548.55	0.00	0.00	0.00	0.00	0.00	6,548.55
PRS Support Services	7201	27,766.61	0.00	0.00	0.00	0.00	0.00	27,766.61
PRS Psychosocial Rehab	7202	6,986.28	0.00	0.00	0.00	0.00	0.00	6,986.28
PRS Employment Service	7203	685.39	0.00	0.00	0.00	0.00	0.00	685.39
Payroll	9000	3,015,774.78	523,860.35	0.00	0.00	0.00	453,955.02	3,993,590.15
Payroll Tax Expense	9200	220,011.45	39,265.13	0.00	0.00	0.00	33,990.77	293,267.35
Health Insurance	9400	262,681.07	46,616.46	0.00	0.00	0.00	52,671.20	361,968.73
Life Insurance	9450	5,666.49	1,036.20	0.00	0.00	0.00	1,142.33	7,845.02
Dental Insurance	9470	23,871.13	3,845.67	0.00	0.00	0.00	2,895.97	30,612.77
VA Employment Tax	9500	1,559.92	492.08	0.00	0.00	0.00	(172.80)	1,879.20
FL Employment Tax	9510	0.00	0.00	0.00	0.00	0.00	3,448.48	3,448.48

Pathway Homes
Statement of Revenues and Expenditures
From 7/1/2017 Through 6/30/2018

		Pathway Homes Operating	Pathway Homes McKinney	Pathway Options, Inc.	Pathways Living, Inc.	Pathway Visions, Inc.	Pathway Homes of Florida, Inc	Total
Workmen's Compensation	9600	42,508.95	7,319.26	0.00	0.00	0.00	6,932.59	56,760.80
Contract/Project Manager	9700	101,870.41	7,606.50	0.00	0.00	0.00	50,114.86	159,591.77
Administrative Overhead	9705	0.00	0.00	0.00	0.00	0.00	49,579.64	49,579.64
Accrued Compensated Leave	9800	(18,890.87)	0.00	0.00	0.00	0.00	0.00	(18,890.87)
Total Expenditures		8,380,101.75	2,778,568.07	13,959.27	131,418.82	50,500.07	932,813.13	12,287,361.11
Change in Net Assets		1,182,908.05	(48,280.64)	(2,844.83)	6,106.41	(17,982.94)	20,481.06	1,140,387.11

Search Fee \$10.00

INSTRUCTIONS

Purpose

The Virginia Child Abuse and Neglect Central Registry is mandated by the Virginia Child Protective Law and contains the names of individuals identified as an abuser or neglector in founded child abuse and/or neglect investigations conducted in the state of Virginia. The findings are made by Child Protective Services staff in local departments of social services and are maintained by the Virginia Department of Social Services. Legal mandates for the Virginia Department of Social Services to provide a Central Registry and a mechanism for conducting searches of the registry are found in § 63.2-1515 of the Code Virginia.

Read all instructions before completing the form: (Incomplete forms will be returned)

1. Answer all questions completely and accurately by printing clearly in black ink or typing your answers. Failure to complete or print clearly may delay or deny your request. Given the nature of the form and the actions to be taken when received, the **Office of Background Investigations shall not accept forms that have been altered in any fashion.** Forms that contain strike outs, correction tape or white-out will be returned.
2. If a middle name is an initial, indicate "initial only" otherwise, enter a full middle name given at birth.
3. For "other names used" list all previous names; nick names, all previous married names, legal name changes, changes due to adoption, etc. Circle appropriate title description on the form.
4. If the answer to any question is none, write "N/A".
5. Sign the Central Registry Release of Information Form in the presence of an official Notary Public. Each request form must be notarized. Only original signatures will be accepted. No copies of the form will be accepted.
6. A \$10.00 fee is charged for each search. Payment must accompany search forms. Only money orders, company/business checks, or cashier checks will be accepted. (If multiple requests are mailed together, payment may be combined on in one money order, company/business check, or cashier's check. (ex. 4 requests at \$10.00 each will total \$40.00). A \$50 fee will be charged for all returned checks.)

All money orders, company/business checks, or cashier checks should be made payable to:
Virginia Department of Social Services.

Personal checks and cash will not be accepted.

7. For agencies and facilities that require several searches per year, an agency code will be assigned to expedite processing of the search requests.
8. If additional space is needed to complete the form (ie. providing information on addresses, spouses, and children) attach an 8x11 sheet of paper along with your form to be mailed.
9. Search results are not transferable and are not considered official beyond the requesting agency or individual.
10. Mail your completed form and additional sheets (if used) to:

**Virginia Department of Social Services
Office of Background Investigations - Search Unit
801 East Main Street, 6th Floor
Richmond, VA 23219-2901**

Search Fee \$10.00

Purpose of Search, Check one:					
<input type="checkbox"/> Adam Walsh Law	<input type="checkbox"/> Adoptive Parent	<input type="checkbox"/> Babysitter/Family Day Care			
<input type="checkbox"/> CASA	<input type="checkbox"/> Children's Residential Facility	<input type="checkbox"/> Custody Evaluation	<input type="checkbox"/> Day Care Center	<input type="checkbox"/> Foster Parent	
<input type="checkbox"/> Institutional Employee	<input type="checkbox"/> Other Employment	<input type="checkbox"/> School Personnel	<input type="checkbox"/> Volunteer	<input type="checkbox"/> Other	

MAIL SEARCH RESULTS TO: Agency, Individual or Authorized Agent Requesting Search

Name			Payment/FIPS Code (Use only if assigned by OBI-CRU)		
Address					
City	State	Zip			
Contact Name		Tel.#	Ext	Mandatory if agency code has been assigned	
Contact E-Mail					

PART I: DETAILS OF INDIVIDUAL WHOSE NAME MUST BE SEARCHED

Last Name	First Name	Full Middle Name – (given at birth) - No initials (if middle name is an initial, indicate "Initial Only")			
Maiden Name (last name before marriage)	Sex	Date of Birth (MM/DD/YYYY)		Race	
	<input type="checkbox"/> Male <input type="checkbox"/> Female				
Driver's License Number or ID #	Social Security Number	Other names used; nicknames, legal names (refer to instruction page)			
Current Address (Include Street # and Apt #)		City	State	Zip	

Applicant's Prior Addresses

Include Street # and Apt #	City	State	Zip	Start Date (MM/YY)	End Date (MM/YY)

Marital Status Single Married Divorced Widowed Partner

If married, list current spouse. If previously married, list all previous spouses. If you have never been married, write 'N/A'.

Last Name	First Name	Full Middle Name (given at birth)	Maiden Name	Race	Sex	Date of Birth (MM/DD/YYYY)
					<input type="checkbox"/> Male <input type="checkbox"/> Female	
					<input type="checkbox"/> Male <input type="checkbox"/> Female	
					<input type="checkbox"/> Male <input type="checkbox"/> Female	

List all of your children. If you have none, write 'N/A'. Include all adult children, step and foster children not living with you.

Last Name	First Name	Full Middle Name (given at birth)	Relationship	Sex	Date of Birth (MM/DD/YYYY)
				<input type="checkbox"/> Male <input type="checkbox"/> Female	
				<input type="checkbox"/> Male <input type="checkbox"/> Female	
				<input type="checkbox"/> Male <input type="checkbox"/> Female	



Search Fee \$10.00

PART II: CERTIFICATION AND CONSENT FOR RELEASE OF INFORMATION

I hereby certify that the information contained on this form is true, correct and complete to the best of my knowledge. Pursuant to Section 2.2-3806 of the *Code of Virginia*, I authorize the release of personal information regarding me which has been maintained by either the Virginia Department of Social Services or any local department of social services which is related to any disposition of founded child abuse/neglect in which I am identified as responsible for such abuse/neglect. I have provided proof of my identity to the Notary Public prior to signing this in his/her presence.

Signature of person whose name is being searched
(Sign in presence of Notary)

Parent or Guardian signature required for minor
children under the age of 18

PART III: CERTIFICATE OF ACKNOWLEDGEMENT OF INDIVIDUAL

City/County of _____

Commonwealth/State of _____

Acknowledged before me this _____ day of _____, year _____

Notary Public Signature **Botary Number**

My Commission Expires: _____

Notary Seal

PART IV: CENTRAL REGISTRY FINDINGS – COMPLETED BY CENTRAL REGISTRY STAFF ONLY

1. We are unable to determine at this time if the individual for whom a search has been requested is listed in the Central Registry. Please answer the following questions and return to the Central Registry Unit in order for us to make a determination:

Worker: _____ Date: _____

2. _____ Based on information provided by the Local Department of Social Services, we have determined that _____ is listed in the Child Abuse/Neglect Central Registry with a founded disposition of child abuse/neglect. For more detailed information, contact the

_____ Dept. of Social Services in reference to referral _____ phone# _____

_____ Dept. of Social Services in reference to referral _____ phone# _____

3. _____ As of this date, based on the information provided, the individual whose name was being searched is **NOT** identified in the Central Registry of Child Abuse/Neglect.

Signature of worker completing search: _____ Date: _____

OBI Staff Only

#13 BOARD MEMBER DECLARATION OF ECONOMIC INTEREST

Each Board Member must sign this Declaration of Economic Interest to verify that they have no financial interest in the proposed project. If the Board Member does have, a financial interest they must recuse themselves from voting on any action involving the proposed project.

The proposed project may affect the market value of real property in the vicinity of the project site.

	Yes	No
a. Do you have a financial interest in real property located within 2,500 feet of the project site?		
b. Have you rendered professional services concerning real property located within 2,500 feet of the project site?		
c. Have received income from real property that is located within 2,500 feet of the project site?		

The proposed project may affect businesses in the vicinity of the project site.

	Yes	No
a. Do you have financial interest in a business located within 2,500 feet of the project site?		
b. Have you rendered professional services concerning a business that is located within 2,500 feet of the project site?		
c. Have you received income from a business that is located within 2,500 feet of the project site?		

	Yes	No
Do you have a spouse or other family member who has a financial interest in any such real property or business?		

I certify that that the responses to the questions above are true and correct.

Name of Applicant Organization	Pathway Homes, Inc.
Board Member Title	
Board Member Name	
Phone	
Signature of Board Member	
Date	

September 24, 2018 - Philanthropic Report –1st Quarter FY19

July 1, 2018 through September 24, 2018

Members of Philanthropic Committee: Chair, Jennifer Judelsohn, Patrick Chaing, Emily Chiang and Sue Zywokarte. Staff: Sylisa Lambert-Woodard, Anna Smith

➤ Financial Contribution Total Received YTD \$242,826– **FY19 Goal \$795,706**

Campaigns:

○ *Help the Homeless: FY19 YTD \$34,500– **FY19 Goal \$100,000***

- FY18 raised \$56,159 – anticipate we will raise \$75,000 this year
- Board raised over \$15,000 in donations and walker registrations last year. So far, the board sits at \$700.

Grants Received/Awarded: YTD Received \$209,375/Total Awarded \$275,000- **FY19 Goal \$500,000**

➤ Upcoming Events:

- Fairfax City Proclamation during October 9, 2018 Council Meeting – Fairfax City Hall – 7:00 p.m. – The Mayor in concert with the Council proclaims October 20, 2018 Pathway Homes Day. Members of the Board invited to accept the proclamation and participate in a photo op with the Mayor and Council. Proclamation is first thing on the agenda—please arrive promptly at 7.
- Help the Homeless 5K Walk - Saturday, October 20, 2018 – Fairfax City Hall – 8:30 to 9:00 a.m. registration, walk program begins at 9 followed by the Walk.

➤ Thank You:

- Thank you to Dara Aldridge for being the first to form her Help the Homeless Walk team and to currently have the largest team formed by a Board member!!!

➤ Action Steps:

- Check your progress toward \$5,000 calendar year commitment. The Director of Development sent your “Give or Get” status report in July. Please let her know if you need her to resend that to you.
- Opportunity to meet your commitment through the Help the Homeless Walk by forming a team and getting folks to donate/walk in support of your team! You can also make a direct financial contribution to the Walk toward the board aggregate sponsorship.

September 24, 2018 – Board Development Report –1st Quarter - FY2018

July 1, 2018 through September 24, 2018

Committee Members: Patrick Chaing, Committee Chair, Dan Gray, Jim Ross

Staff: Sylisa Lambert-Woodard, Anna Smith

Officer Elections: In anticipation of the upcoming annual meeting, the Board Development Committee received several candidate nominations over the last quarter. As discussed at the July board meeting each nominee had time to thoughtfully consider the opportunity and accept or reject the nomination.

The Board Development Committee would like to formally nominate the following candidates for consideration. The formal vote will take place during the October 1, 2018 annual meeting.

Chair: Patrick Chaing

Vice Chair: Jennifer Judelson

Treasurer: Jon-Michael Rosch

Secretary: Sue Zywokarte

Board Recruitment: The Development Committee will continue to vet suitable candidates and would like to remind the Board to continue to provide recommendations on possible candidates for membership consistent with the necessary attributes in addition to their functional expertise set forth by the Board in January 2014:

- 1) Openness to making a financial contribution;
- 2) Ability to attend Board meetings, committee meetings, and special events;
- 3) Being a good group decision maker.

If Board members have candidates that meet these criteria, please contact either President and CEO Dr. Sylisa Lambert-Woodard, Board Chair Daniel Gray, or Board Development Chair Patrick Chaing.



RESOLUTION
of the
BOARD OF DIRECTORS
of
PATHWAY HOMES, INC.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Corporation deems it advisable and in the best interests of the Corporation to endorse the FY 2020 Community Development Block Grant (CDBG) application for *Pathway Homes Serving Prince William* in the amount of \$40,000.

FURTHER, that the Board of Directors of the Corporation authorizes the matching funds for this request in the amount of \$40,000.

FURTHER, it is understood that the dollar amount of assistance will be fully forgiven for public services activities if the project has completed its specified purpose.



RESOLUTION
of the
BOARD OF DIRECTORS
of
PATHWAY HOMES, INC.

WHEREAS, the Board of Directors of the Corporation deems it advisable and in the best interests of the Corporation to endorse the FY 2020 Community Development Block Grant (CDBG) application for *Pathways to Prince William Recovery II* in the amount of \$225,000 and authorize leveraging .25 FTE (full-time equivalent) of a Mental Health Counselor II position in the amount of \$16,332.25 by providing support services.

NOW THEREFORE, BE IT RESOLVED that it is understood that the total amount of assistance provided, plus a share of the market appreciation of the Property, will be secured through a 30-Year Deed of Trust and Promissory Note on the property. The trust will become payable if the property ceases to be utilized for the intended purpose of purchase, or is sold, or the primary loan is refinanced for the purpose of removing equity from the property, or the borrower fails or neglects to pay the taxes, assessments, or premiums for hazard, flood (if required) or mortgage insurance, or terms of the deed of trust are violated whichever occurs first. After 30 years loan is forgiven and released from the land records.

FURTHER, the share of market appreciation is the amount of funds the borrower must pay the County, in addition to the principal balance of the Loan, due to increased market value of the property at the time of resale, or repayment of the Loan prior to the end of the affordability period. Market value will be the greater of the contract sales price, or the value as determined by a licensed appraiser at the expense of the borrower which is acceptable to the County. The County's share of the market appreciation of the property will be calculated prior to deductions for real estate fees/commissions, settlement fees, judgments, liens or considerations for home improvements made by the Borrower and will equal the product of the market value at the time of sale or refinance, minus the original total acquisition cost multiplied by a fraction, the numerator of which is the principal sum of the Loan and the denominator is the property's original total acquisition cost.

Example:	Market Value at time of sale:	\$300,000
	Original Total Acquisition cost:	-\$200,000

Amount of Market Appreciation	\$100,000
Principal Sum of Loan	\$ 75,000
Fraction:	$\$75,000/\$200,000 = .38$
County Share of Market Appreciation:	$\$100,000 \times .38 = \$38,000$
Borrower Share of Market Appreciation:	$\$100,000 \times .62 = \$62,000$

In the event of foreclosure by the First Lender, the County, at its sole discretion, may release the Borrower from their obligation to repay the entire principal and a share of the total market appreciation, or a portion thereof. These stipulations are set forth in the Deed of Trust, and Note.

The loan will not be subordinated at any time during the deferral or repayment period to a Home Equity Loan, reverse mortgage or any other form of refinance of the first trust that result in removal of equity from the property for any reason (i.e. cash, loan consolidation, debt repayment, home improvements, education expenses, etc.).

FURTHER RESOLVED, that this Unanimous Consent shall be filed in the Minute Book of the Corporation.

Board of Directors

Dan Gray, Chairman
Patrick Chaing, Vice-Chair
Jon-Michael Rosch, Secretary
Tom Rowe, Treasurer
Dara L. Aldridge
Maiko Ashby
Emily Chiang
Jennifer Judelsohn
Angie Lathrop
Jennifer McGarey
James Ross
Sue Zywokarte

For the sake of what?

*Does this move us in the
direction of our mission?*

*Is this the best use of
resources?*

*Is this the direction
we said we want to go?*

Our Mission:

Pathway Homes
embodies the spirit
of recovery: embracing an
attitude of hope,
self-determination
and partnering with each
individual on their
personal journey toward
achieving self-fulfillment
and realizing their dreams.

We fulfill our mission by
making available to
individuals with mental
illness and co-occurring
disabilities a variety of
non-time-limited housing and
services to enable them to realize
their individual potential.

PATHWAY OPTIONS, INC.

Blake Lane

One three-bedroom townhome for three men

Board of Directors

Monday, October 1, 2018
10201 Fairfax Blvd., Ste. 200
Fairfax, VA 22030-2209



- 9:16 Call to Order of Annual Meeting
- 9:17 Approval of Minutes of Meeting April 9, 2018**
- 9:18 CEO's Report – Dr. Sylisa Lambert-Woodard
- 9:20 Treasurer's Report - Brenda Brennan
- 9:21 Chairperson's Report and Comments
- 9:22 Committee Reports
- 9:23 Old Business
- 9:24 New Business
- 9:25 Announcements.
- 9:30 Adjournment

* Materials Enclosed in Packet

PATHWAYS OPTIONS, INC.

(Blake Lane)

One three-bedroom townhouse for three men

Minutes of the Meeting of the Board of Directors April 9, 2018

The semi-annual meeting of the Board of Directors was held on April 9, 2018. A quorum being present, the meeting was called to order at 9:10 p.m. by Chair, Daniel Gray. The following individuals were present and participated throughout the meeting:

MEMBERS

Dan Gray, Chair
Patrick Chaing, Vice Chair
Jon-Michael Rosch, Secretary
Emily Chiang
James Ross
Jennifer Judelsohn
Jennifer McGarey
Sue Zywokarte

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda F. Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Lauren P. Leventhal, QA Manager

The following individuals notified the office or other Board Members that they would not be present for this meeting: Angie Lathrop, and Dara Aldridge

MINUTES

Dan Gray called for a motion to approve the minutes from October 2, 2017 as presented. James Ross made a motion to approve, which was seconded by Jennifer Judelsohn and approved unanimously.

CEO Report – Dr. Sylisa Lambert-Woodard

Sylisa's report was previously distributed to the Board in their packet (enclosed in the Board minutes book).

TREASURER'S REPORT – Brenda Brennan

The Treasurer's Report was distributed prior to the meeting (enclosed in the Board minutes book). There was no additional information.

CHAIRPERSON'S REPORT AND COMMENTS – Dan Gray

Dan did not have any information to report.

COMMITTEE REPORTS

There were no reports

OLD BUSINESS –

There was no old business.

NEW BUSINESS –

There was no new business.

ANNOUNCEMENTS –

Tom Rowe and Maiko Ashby officially announced their resignations from the Board.

ADJOURNMENT

There being no further business, Jennifer Judelsohn made a motion to adjourn the meeting. This was seconded by Patrick Chaing and unanimously approved by the Board.

The meeting was adjourned at 9:11 p.m.

Respectfully submitted,

Board of Directors

Dan Gray, Chairman
Patrick Chaing, Vice-Chair
Jon-Michael Rosch, Secretary
Tom Rowe, Treasurer
Dara L. Aldridge
Maiko Ashby
Emily Chiang
Jennifer Judelsohn
Angie Lathrop
Jennifer McGarey
James Ross
Sue Zywokarte

For the sake of what?

*Does this move us in the
direction of our mission?*

*Is this the best use of
resources?*

*Is this the direction
we said we want to go?*

Our Mission:

Pathway Homes
embodies the spirit
of recovery: embracing an
attitude of hope,
self-determination
and partnering with each
individual on their
personal journey toward
achieving self-fulfillment
and realizing their dreams.

We fulfill our mission by
making available to
individuals with mental
illness and co-occurring
disabilities a variety of
non-time-limited housing and
services to enable them to realize
their individual potential.

PATHWAY VISIONS, INC.

**Arlington Blvd, Colts Neck,
Locust and Mosby Woods**

Four two-bedroom condominiums
for four men and four women

Board of Directors

**Monday, October 1, 2018
10201 Fairfax Blvd., Ste. 200
Fairfax, VA 22030-2209**



- 9:31 Call to Order of Annual Meeting
- 9:32 Approval of Minutes of Meeting April 9, 2018*
- 9:33 CEO's Report – Dr. Sylisa Lambert-Woodard
- 9:35 Treasurer's Report - Brenda Brennan
- 9:36 Chairperson's Report and Comments
- 9:37 Committee Reports
- 9:38 Old Business
- 9:39 New Business
- 9:40 Announcements.
- 9:45 Adjournment

* Materials Enclosed in Packet

PATHWAYS VISIONS, INC.

(Arlington Blvd., Colts Neck, Locust & Mosby Woods)

Four two-bedroom condominiums for four men and four women

Minutes of the Meeting of the Board of Directors April 9, 2018

The semi-annual meeting of the Board of Directors was held on April 9, 2018. A quorum being present, the meeting was called to order at 9:11 p.m. by Chair, Daniel Gray. The following individuals were present and participated throughout the meeting:

MEMBERS

Dan Gray, Chair
Patrick Chaing, Vice Chair
Jon-Michael Rosch, Secretary
Emily Chiang
James Ross
Jennifer Judelsohn
Jennifer McGarey
Sue Zywokarte

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda F. Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Lauren P. Leventhal, QA Manager

The following individuals notified the office or other Board Members that they would not be present for this meeting: Angie Lathrop, and Dara Aldridge

MINUTES

Dan Gray called for a motion to approve the minutes from October 2, 2017 as presented. Sue Zywokarte made a motion to approve, which was seconded by Jennifer Judelsohn and approved unanimously.

CEO Report – Dr. Sylisa Lambert-Woodard

Sylisa's report was previously distributed to the Board in their packet (enclosed in the Board minutes book).

TREASURER'S REPORT – Brenda Brennan

The Treasurer's Report was distributed prior to the meeting (enclosed in the Board minutes book). There was no additional information.

CHAIRPERSON'S REPORT AND COMMENTS – Dan Gray

Dan did not have any information to report.

COMMITTEE REPORTS

There were no reports

OLD BUSINESS –

There was no old business.

NEW BUSINESS –

There was no new business.

ANNOUNCEMENTS –

Tom Rowe and Maiko Ashby officially announced their resignations from the Board.

ADJOURNMENT

There being no further business, Jennifer Judelsohn made a motion to adjourn the meeting. This was seconded by Patrick Chaing and unanimously approved by the Board.

The meeting was adjourned at 9:12 p.m.

Respectfully submitted,

Board of Directors

Dan Gray, Chairman
Patrick Chaing, Vice-Chair
Jon-Michael Rosch, Secretary
Tom Rowe, Treasurer
Dara L. Aldridge
Maiko Ashby
Emily Chiang
Jennifer Judelsohn
Angie Lathrop
Jennifer McGarey
James Ross
Sue Zywokarte

For the sake of what?

*Does this move us in the
direction of our mission?*

*Is this the best use of
resources?*

*Is this the direction
we said we want to go?*

Our Mission:

Pathway Homes
embodies the spirit
of recovery: embracing an
attitude of hope,
self-determination
and partnering with each
individual on their
personal journey toward
achieving self-fulfillment
and realizing their dreams.

We fulfill our mission by
making available to
individuals with mental
illness and co-occurring
disabilities a variety of
non-time-limited housing and
services to enable them to realize
their individual potential.

PATHWAYS LIVING, INC.

**Mary Baldwin, Huntington,
Pioneer, and Sheldon**

Six three-bedroom homes for
nine men and nine women

Board of Directors

**Monday, October 1, 2018
10201 Fairfax Blvd., Ste. 200
Fairfax, VA 22030-2209**



- 9:00 Call to Order of Annual Meeting
- 9:01 Approval of Minutes of Meeting April 9, 2018*
- 9:02 CEO's Report – Dr. Sylisa Lambert-Woodard
- 9:05 Treasurer's Report - Brenda Brennan
- 9:06 Chairperson's Report and Comments
- 9:07 Committee Reports
- 9:08 Old Business
- 9:09 New Business
- 8:50 Announcements
- 8:55 Adjournment

* Materials Enclosed in Packet

PATHWAYS LIVING, INC.
(Mary Baldwin, Huntington, Pioneer, and Sheldon)
six three-bedroom homes for nine men and nine women

Minutes of the Meeting of the
Board of Directors
April 9, 2018

The semi-annual meeting of the Board of Directors was held on April 9, 2018. A quorum being present, the meeting was called to order at 9:09 p.m. by Chair, Daniel Gray. The following individuals were present and participated throughout the meeting:

MEMBERS

Dan Gray, Chair
Patrick Chaing, Vice Chair
Jon-Michael Rosch, Secretary
Emily Chiang
James Ross
Jennifer Judelsohn
Jennifer McGarey
Sue Zywokarte

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda F. Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Lauren P. Leventhal, QA Manager

The following individuals notified the office or other Board Members that they would not be present for this meeting: Angie Lathrop, and Dara Aldridge

MINUTES

Dan Gray called for a motion to approve the minutes from October 2, 2017 as presented. Sue Zywokarte made a motion to approve, which was seconded by Jonny and approved unanimously.

CEO Report – Dr. Sylisa Lambert-Woodard

Sylisa's report was previously distributed to the Board in their packet (enclosed in the Board minutes book).

TREASURER'S REPORT – Brenda Brennan

The Treasurer's Report was distributed prior to the meeting (enclosed in the Board minutes book). There was no additional information.

CHAIRPERSON'S REPORT AND COMMENTS – Dan Gray

Dan did not have any information to report.

COMMITTEE REPORTS

There were no reports

OLD BUSINESS –

There was no old business.

NEW BUSINESS –

There was no new business.

ANNOUNCEMENTS –

Tom Rowe and Maiko Ashby officially announced their resignations from the Board.

ADJOURNMENT

There being no further business, Sue made a motion to adjourn the meeting. This was seconded by Jonny and unanimously approved by the Board.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Board of Directors

Dan Gray, Chairman
Jennifer Judelsohn Vice-Chair
& Secretary/Treasurer
Sue Zywokarte

For the sake of what?

*Does this move us in the
direction of our mission?*

*Is this the best use of
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*Is this the direction
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Our Mission:

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disabilities a variety of
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services to enable them to realize
their individual potential.

PATHWAY RECOVERY, INC.

Community Housing and Development Organization
(CHDO)

Board of Directors

Monday, October 1, 2018
10201 Fairfax Blvd., Ste. 200
Fairfax, VA 22030-2209



- 9:46 Call to Order of Annual Meeting
- 9:47 Approval of Minutes of Meeting April 9, 2018*
- 9:48 CEO's Report – Dr. Sylisa Lambert-Woodard
- 9:50 Treasurer's Report - Brenda Brennan
- 9:51 Chairperson's Report and Comments
- 9:52 Committee Reports
- 9:53 Old Business
- 9:54 New Business
- 9:55 Announcements.
- 10:00 Adjournment

* Materials Enclosed in Packet

PATHWAY RECOVERY, INC.
(Community Housing Development Organization)

Minutes of the Meeting of the
Board of Directors
April 9, 2018

The semi-annual meeting of the Board of Directors was held on April 9, 2018. A quorum being present, the meeting was called to order at 9:12 p.m. by Chair, Daniel Gray. The following individuals were present and participated throughout the meeting:

MEMBERS

Dan Gray, Chair
Jennifer Judelsohn, Vice-Chair &
Secretary/Treasurer
Sue Zywokarte

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda F. Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Lauren Leventhal, QA Manager

MINUTES

Dan Gray called for a motion to approve the minutes from October 2, 2017 as presented. Sue Zywokarte made a motion to approve, which was seconded by Jennifer Judelsohn and approved unanimously.

CEO Report – Dr. Sylisa Lambert-Woodard

Sylisa's report was previously distributed to the Board in their packet (enclosed in the Board minutes book).

TREASURER'S REPORT – Brenda Brennan

The Treasurer's Report was distributed prior to the meeting (enclosed in the Board minutes book). There was no additional information.

CHAIRPERSON'S REPORT AND COMMENTS – Dan Gray

Dan did not have any information to report.

COMMITTEE REPORTS

There were no reports

OLD BUSINESS –

There was no old business.

NEW BUSINESS –

There was no new business.

ANNOUNCEMENTS –

There were no announcements.

ADJOURNMENT

There being no further business, Sue Zywokarte made a motion to adjourn the meeting. This was seconded by Jennifer Judelsohn and unanimously approved by the Board.

The meeting was adjourned at 9:13 p.m.

Respectfully submitted,