

Board of Directors

Patrick Chaing, Chairman
Jennifer Judelsohn, Vice-Chair
Jon-Michael Rosch, Treasurer
Sue Zywokarte, Secretary
Dara L. Aldridge
Angie Lathrop
Jennifer McGarey
Dwight Robinson
James Ross
Ramesh Singh, M.D.
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 7, 2019
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 8, 2019*
- 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
 - 1. Prince William Resolution Minutes & Certification
- 8:45 New Business
 - 1. Tuition Reimbursement Drawing
 - 2. Election of Officers and Directors
- 8:50 Announcements.
- 8:55 Adjournment

Closed session to follow Pathway Recovery, Inc.

* Materials Enclosed in Packet

ADDENDUM TO BOARD AGENDA

October 7, 2019

Welcome- Dr. Ramesh Singh and Dwight Robinson

Pathway Homes, Inc. continues to be recognized as a best practice organization through partnerships and state acknowledgment of our collaborative approach and expertise in providing Permanent Supportive Housing! We remain focused on achieving the goals of our strategic plan, partnering to scale our services to create a “no wrong door” for consumers, and responding to new and expanding opportunities for our agency to better serve our community!

This has been a quarter of continued growth as we anticipate the onboarding of an additional 93 units of housing and supports within our community. While our agency celebrated the retirement of Sakin Mire (Human Resources) after 27 years of service, and the departure of Joel McNair from our Florida office after 33 years of total service to Pathway Homes, we are attracting and hiring new talent that align with our mission.

Pathways continues to strategically realign to compete for new grants, enhance partnerships, increase fundraising and leverage our existing assets and intellectual properties. We are continuing to develop new housing, expand our service delivery and expand throughout the region. Please review this quarter's updates. 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.
- **NEW AWARD!** Pathway Homes was approached by the Fairfax County CSB to assume Project SUSTAIN- an underperforming grant they administer with New Hope Housing. This \$1,188,000 housing and supportive services grant for highly vulnerable and homeless individuals with serious mental illnesses (SMI) was defunded by the state effective 6/30/19. Pathway Homes has successfully negotiated with Fairfax CSB and the VA Department of Behavioral Health and Developmental Services (DBHDS) to fully transition this project by 12/31/19.
- **NEW AWARD-** Pathway Homes in partnership with Fairfax Falls-Church CSB, Prince William County CSB, and Alexandria City CSB submitted a RFP to expand existing Permanent Supportive Housing (PSH) in the region by 40 beds. Pathway Homes was notified of a 30- bed award by DBHDS grant totaling \$948,582. This project is expected

to be operational by 3/2020.

- **New grant submission-** Pathway Homes submitted a grant through the Fairfax Dept of Housing and Community Development for 10 1- bedroom scattered site units totaling \$1,686,000 Of CDBG funds. If awarded, these units will be used to provide the housing for those served in our new DBHDS contract serving individuals covered under the Department of Justice settlement population State Rental Assistance subsidies for these units are included in the grant award from DBHDS.
- Pathway Homes has just completed its first operational grant year in Loudoun County for Mental Health Skill Building Services (MHSS). Pathways is currently providing services to 29 individuals. It is expected that we will serve approximately 30-70 within this calendar year.
- Pathway Homes has launched its Northern Virginia Health Foundation (NVHF) renewal project awarded for \$48,000 for the development of a pilot supportive services package/waiver. Pathways continues to work with a private consultant, Managed Care Organizations (MCOs), Housing Authorities, and CSBs in the development of this design. In addition, Pathways is in the process of developing a White Paper on permanent supportive housing to be completed by the end of the first quarter in 2020. Final report on the renewal grant is due 12/19.
- Pathway Homes experienced a fire on a property leased to us by Christian Relief Services (CRS) on 08/12/2019. The full board was notified the day of the incident. The property address is 6140 Joust Lane, Alexandria, Virginia 22315. Both CRS, owner of the property, and Pathways, have been communicating directly with their respective insurance companies. CRS is insured by Cincinnati Insurance Company which holds insurance coverage for the structure. Pathways is insured by Berkshire Hathaway Specialty and National Fire & Marine Insurance Companies for personal property and contents damage. Both insurance companies have inspected the property for damages and assessment of claims. On 8/15/2019 we received written communication directly from the Stutman Law, representative of Cincinnati Insurance Company, that Pathways may have liability exposure as a result of the fire, and that there may be potential for a subrogation claim. There have been no further communications from either the Stutman law office or Cincinnati Insurance Company regarding the claim. Berkshire Hathaway will reimburse Pathways for haul away, contents and personal property damages up to \$25,000. An additional consult with Fairfax Fire Department has been conducted to insure best practices are in place. Units have been provided an additional fire inspection to ensure for fire safety, and universal training implemented through individual supervision and mandatory staff meeting training. Of note, it has been our leasing practice to ensure that each client sign an acknowledgement at the time of lease confirming their acknowledgement that no smoking is allowed in any owned or leased Pathways properties.

- **Renewal**- Pathway Homes received confirmation from HUD announcing renewal of twelve (12) HUD Homeless Assistance renewal grant awards totaling \$5,649,375. 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 \$9,126,856.
- Pathway Homes continues to explore budget review and consideration of agency expansion to include the Specially Adapted Resource Clubs (SPARC). Pathways has required that a balanced budget be provided to continue consideration of the absorption. This opportunity is strategically considered viable, and a way to advance our mission by providing day programming and better servicing our ID/DD community. The anticipated timeline for this endeavor will occur over the next 6 months. Pathways Board members who wish to tour the SPARC club are encouraged to let Sylisa know, and she will schedule a tour.
- Pathway Homes responded to a Fairfax County DHCD RFP and was awarded an \$837,897 for an additional 5 1-bedroom units. Projected completion of this project with full occupancy is expected by 10/30/19.
- **1st time AWARD for ID/DD**- The Virginia Department of Behavioral Health and Developmental Services (DBHDS) notified the Prince William County Community Services that \$2.4 million was available for the creation of rental housing units for individuals with intellectual disorders and developmental disabilities covered under the Commonwealth Settlement Agreement. DBHDS has also created a State Rental Assistance program (SRAP) with a Project-Based Rental Assistance (PBRA) component to serve individuals with developmental disabilities in the Settlement Agreement population who want to live in their own housing. Pathways was notified by Prince William County that we were approved for \$2.4 million for 14 1-bedroom units in acquisition and matching PBRA vouchers. Formal award has been made, and this project began 7/1/19, with a projected completion date of 12/19. Currently, one 1-bedroom and four 2-bedroom units have been purchased.
- Sylisa was recently invited to join the Northern Virginia Affordable Housing Alliance Leadership Council. Serving on this council will increase the agency's capacity for Housing and Civic Engagement by gaining access through their statewide campaign to raise awareness of housing issues and assist in developing issue briefs on PSH and 1115 State Waiver. An issue brief regarding PSH is attached for your review (enclosure).
- **SOLD!** - Pathway Homes has SOLD 6515 Terry Dr. Springfield, VA 22150. This 6-bedroom home was previously used as a group home. Due to the operational costs of a home this size, it was decided to liquidate this home and enhance our cash on hand for the future. Pathway Homes made a profit of \$130,000 from this sale. Despite the anticipated sale of this home, Pathways continues to significantly increase our housing inventory each year.

PATHWAY HOMES, INC.
Minutes of the Quarterly Meeting of the
Board of Directors
July 8, 2019

The semi-annual meeting of the Board of Directors was held on July 8, 2019. A *quorum* being present, the meeting was called to order at 6:58 p.m. by Vice Chair, Jennifer Judelsohn. Chair, Patrick Chaing, attended the meeting via phone. The following individuals were present and participated throughout the meeting:

MEMBERS

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

STAFF

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

The following individuals let the Chair know ahead of time that she would not be present at the meeting: Angie Lathrop, Jennifer McGarey, Emily Chiang

Also in attendance through the presentation was Amir B. Eyal, JD, CFP, AIF, CEO of Mylestone Plans.

PRESENTATION

Staff Benefits

Brenda F. Brenna, CFO of Pathway Homes
Amir B. Eyal, CEO of Mylestone Plans

Brenda provided an overview of major staff benefits changes since 2016. This included job description changes, implementation of Paycom (Human Resources Information System, HRIS), increased life insurance, additional insurance options, and implementation of a new evaluation process. Vice-Chair, Jennifer Judelsohn, closed the meeting at 7:28 so the Board could have a presentation by Amir Eyal.

Jennifer Judelsohn reconvened the Board meeting at 8:40pm.

MINUTES

Jennifer Judelsohn called for a motion to approve the minutes from April 8, 2019. Dan Gray made a motion to approve the minutes as presented. This was seconded by Jim Ross 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 had nothing additional to report.

TREASURER'S REPORT – Brenda Brennan

The Treasurer's Report was distributed prior to the meeting (enclosed in the Board minutes book), and she had nothing additional to report.

CHAIRPERSON'S REPORT AND COMMENTS – Patrick Chaing

Patrick had nothing additional to report.

PHILANTHROPY COMMITTEE REPORT – Jennifer Judelsohn

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

- The Philanthropy report was not enclosed in the distributed Board packet; the packet will be revised and redistributed on July 9, 2019.
- Sponsorship packets for the 20th annual Help the Homeless Walk were distributed to the Board and will be emailed.
- Jim noted that in previous years when he has chosen to take a second lap at the Walk, all tables have been cleared out and no one is awaiting him when he finishes the 5k. This feedback was noted and changes will be implemented for this coming year's event.

BOARD DEVELOPMENT – Patrick Chaing

The Board Development Committee was distributed prior to the meeting. Patrick reported the Board interviewed multiple candidates. One individual chose to join the Philanthropy Committee; two have expressed interest in joining the Board. Although the timing is unconventional, the Board Development Committee would like to nominate and vote on the election of Dwight Robinson and Dr. Ramesh Singh to the Board.

Jonny voiced that he understands the circumstances surrounding this request to vote on members prior to meeting them; however, he would like to ensure this does not become commonplace. Patrick agreed that this was an exception rather than the normal practice. Jennifer Judelsohn also asked if the 'Give or Get' policy had been adequately explained; it had been discussed in interview, and it will be further addressed during the on-boarding process.

Patrick called for a motion to elect Dwight Robinson to the Board of Directors for the term of October 2019 – October 2021. Dan Gray made the motion; it was seconded by Jim Ross and approved unanimously.

Patrick called for a motion to elect Dr. Ramesh Singh to the Board of Directors for the term of October 2019 – October 2021. Jim Ross made the motion; it was seconded by Dara Aldridge and approved unanimously.

Patrick announced that the Board Development Committee has had several discussions regarding term limits for the Board. This seems to be best-practice for non-profits similar to Pathways; however, the Board will need to have future discussions in order to determine if it is best-practice for Pathway Homes. The Board Development Committee plans to come prepared in the future with a resolution that will work for the Board.

OLD BUSINESS –

None

NEW BUSINESS –

- Board members were requested to review, sign, and return the annual Acknowledgement of Code of Ethics form which was provided for them
- Tuition Reimbursement Lottery – Jonny Rosch drew the name from the pool
 - David Leventhal was selected
 - There were no other individuals in the running for the lottery

ANNOUNCEMENTS –

Anna reminded the Board that the Summer of the Arts reception is July 13, 2019 from 4-6pm at the Lorton Workhouse.

The Board determined that the Annual meeting should be held on Monday, October 7, 2019 with the retreat to be determined at a later time.

ADJOURNMENT

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

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

Respectfully submitted,



• • • • *Stable homes build strong communities.* • • • •

A Proven Solution for Ending Homelessness

With targeted investments in evidence-based homeless service delivery models, Virginia has seen a 34% decrease in homelessness since 2010 and an effective end to veteran homelessness. Yet as of January 2018*, there were still over 5,500 Virginians experiencing homelessness.¹ Over 900 of those individuals were chronically homeless. Permanent Supportive Housing and wrap-around supportive services have been critical to the progress Virginia has made in addressing chronic homelessness. Many of those experiencing chronic homelessness struggle with substance abuse or serious mental illness and need support services along with affordable housing opportunities to remain stably housed.

¹ HUD 2018 Continuum of Care Homeless Assistance Programs: Homeless Populations and Subpopulations

What is Permanent Supportive Housing (PSH)?

PSH is a model intended to house low-income persons who struggle with disabling chronic health and behavioral health conditions—such as mental illness, HIV/AIDS, and/or substance abuse—and who have been unable to access and maintain stable, permanent housing without some level of ongoing supportive services and rental assistance. PSH can either be built as dedicated housing units or leased out as scattered site in the private rental market which is the case with much of the PSH in Virginia.

Why Permanent Supportive Housing?

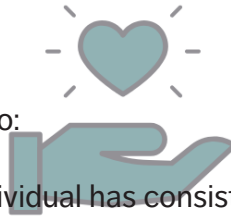
It Works In Virginia, 94%-96% of clients in PSH programs do not return to homelessness. Many of these clients had previously experienced homelessness for years.²

² Data from Virginia Supportive Housing and DBHDS – 2019

It Saves Money The target population often cycles between life on the street, hospital emergency rooms, and mental health facilities. The Department of Behavioral Health and Development Services (DBHDS) reported that there had been a 31% decrease in Medicaid fee-for-service payments for the clients that are housed through their PSH programs. After PSH move-in, their state hospital utilization was dramatically reduced resulting in a 92% reduction in state hospital bed days and a state hospital cost avoidance of \$2.9 million.

It Benefits the Community Unlike traditional shelters, PSH can look like any other type of housing in a community, often standing side-by-side unsubsidized units in a property. PSH can also spur community revitalization and increase property values, as dilapidated properties are renovated for PSH use.

What Are Supportive Services?



Supportive services include but are not limited to:

- **Housing support**, which ensures that an individual has consistent, safe housing with move-in services and landlord mediation;
- **Case management**, which includes care plans, assistance with benefits, crisis services, and referrals to community resources for health and behavioral health conditions;
- **Independent living skills** that focus on budgeting, using public transit, personal hygiene, nutrition, and medication management;
- **Community engagement and social support**, which reduce social isolation;
- **Employment, education, and vocation services** to increase employment; and
- **Transition services** that identifies housing with higher levels of care or less intensive services when appropriate.

What YOU Can Do in the General Assembly

Provide Funding for PSH through programs such as the Virginia Housing Trust Fund. Consistent funding is needed to support the development of additional PSH units and for ongoing supportive services. Medicaid expansion will provide health insurance coverage to more individuals who currently need and/or live in permanent supportive housing and expanding coverage to include housing supportive services to qualifying individuals could help facilitate the creation of additional PSH units.

Support Additional Funding for PSH units through DBHDS. While the General Assembly approved DBHDS State PSH funding of approximately \$17 million for FY20 that will provide 1,250 households with PSH, DBHDS reports that an additional 5,000 PSH units are needed across the state for adults with serious mental illness.

Fully Fund Services as Part of the Medicaid 1115 Demonstration Waiver. With federal approval of the 1115 Demonstration Waiver, the Commonwealth of Virginia will offer supportive housing and supportive employment benefits to a targeted group of high-need Medicaid members. Housing and employment support services, such as assistance completing applications for housing or individualized job development and placement, will assist an individual with serious mental illness with obtaining and residing in an independent community setting as well as obtaining and maintaining employment. Eligible high-need members must meet needs-based criteria and a set of required risk factors to receive the supportive housing and supportive employment benefit.

997 PSH
homes
built using
the VHTF
since the
VHTF was
created in
2013

Virginia
Housing
Alliance &
VADHCD

TREASURER'S REPORT-October 2019

Brenda Brennan, Chief Financial Officer

Pathway Options, Inc. received the PRAC renewal effective September 24, 2019 with a 1% increase. The Pathway Options program supports one 3-bedroom townhome on Blake Lane.

The Fiscal Year 2019 Financial and Compliance Audit fieldwork with CohnReznick has been completed. We are awaiting Preliminary and Tentative Draft Financial Statements for Pathway Homes and Pathway Homes of Florida. We anticipate having the completed statements by the end of October 2019.

Pathway Homes completed the FY2019 financial statements for; Pathways Living, Inc., Pathway Options, Inc., and Pathway Visions, Inc., and they have been submitted to the U.S. Department of Housing and Urban Development REAC system.

The 403b Retirement Plan audit, conducted by CohnReznick, for calendar year 2018 has been completed and we are awaiting the final financial statement, expected by mid-October 2019.

The corporate tax returns for; Pathway Homes, Pathways Living, Pathway Options, Pathway Visions, Pathway Homes of Florida and Pathways Recovery will be completed and filed prior to the November 15th deadline. However, as usual and customary, we have filed an extension request with the IRS as a protective measure.

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 2019 results.

Internally prepared financial statements for the Pathway Group companies have been included as of June 30, 2019.

Pathway Homes
Statement of Functional Expenses - Combined Financial Statement-BB
From 7/1/2018 Through 6/30/2019

		Pathway Homes Operating	Pathway Homes McKinney	PHI	Pathway Options, Inc.	Pathways Living, Inc.	Pathway Visions, Inc.	Pathway Recovery, Inc.	Pathway Homes of Florida, Inc
Revenue									
Grant Revenue									
Contract Funds	4100	2,844,879.41	0.00	2,844,879.41	0.00	0.00	0.00	0.00	815,764.24
Grant Revenue	4110	2,107,000.00	0.00	2,107,000.00	0.00	0.00	0.00	0.00	0.00
Grant Revenue - SPC	4115	1,793,496.00	0.00	1,793,496.00	0.00	0.00	0.00	0.00	0.00
Admin Fee	4120	319,107.94	0.00	319,107.94	0.00	0.00	0.00	0.00	0.00
HUD Housing Funds	4130	2,819,299.45	600,357.31	3,419,656.76	0.00	0.00	0.00	0.00	0.00
Auxiliary Grant Revenue	4141	249,033.75	0.00	249,033.75	0.00	0.00	0.00	0.00	0.00
Rental Income - HUD Supplement	5121	309,796.00	0.00	309,796.00	4,680.00	84,025.00	23,236.00	0.00	0.00
Total Grant Revenue		10,442,612.55	600,357.31	11,042,969.86	4,680.00	84,025.00	23,236.00	0.00	815,764.24
Contributions									
Donations-Unrestricted	4400	241,586.23	0.00	241,586.23	0.00	0.00	0.00	0.00	0.00
Donations-Restricted	4405	29,899.55	0.00	29,899.55	0.00	0.00	0.00	0.00	0.00
Total Contributions		271,485.78	0.00	271,485.78	0.00	0.00	0.00	0.00	0.00
Program Revenue									
Social Security Revenue	4140	466,736.34	0.00	466,736.34	0.00	0.00	0.00	0.00	0.00
Client Fees	4150	1,052,049.81	0.00	1,052,049.81	0.00	0.00	0.00	0.00	0.00
Rental Income	4160	172,183.64	0.00	172,183.64	0.00	0.00	0.00	0.00	0.00
Medicaid Fees	4162	176,783.70	0.00	176,783.70	0.00	0.00	0.00	0.00	0.00
Management Fee Income	4175	52,645.11	0.00	52,645.11	0.00	0.00	0.00	0.00	0.00
Rental Income - Tenant Income(HUD Only)	5120	0.00	0.00	0.00	6,647.00	62,027.00	23,276.00	0.00	0.00
Excess Rent	5191	0.00	0.00	0.00	175.00	0.00	656.00	0.00	0.00
Vacancy	5220	0.00	0.00	0.00	0.00	(7,826.00)	(6,193.00)	0.00	0.00
Total Program Revenue		1,920,398.60	0.00	1,920,398.60	6,822.00	54,201.00	17,739.00	0.00	0.00
Investment Income									
Interest Income	4210	1,473.27	0.00	1,473.27	0.00	0.00	0.00	0.00	0.00
Unrealized Gain/Loss - Treasury Notes	4310	2,740.09	0.00	2,740.09	0.00	0.00	0.00	0.00	0.00
Interest Income-Operations	5410	0.00	0.00	0.00	0.00	1.60	1.33	0.00	0.00
Interest Income-Residual Receipts	5430	0.00	0.00	0.00	6.09	0.00	123.84	0.00	0.00
Interest Income-Reserve/Replacement	5440	0.00	0.00	0.00	3.06	29.88	454.83	0.00	0.00
Total Investment Income		4,213.36	0.00	4,213.36	9.15	31.48	580.00	0.00	0.00
Other Income									
Other Revenue	4200	60,021.38	0.00	60,021.38	0.00	0.00	0.00	0.00	0.00
Disposition Of Assets-Gain/Loss	4500	338,342.63	0.00	338,342.63	0.00	0.00	0.00	0.00	0.00
Total Other Income		398,364.01	0.00	398,364.01	0.00	0.00	0.00	0.00	0.00
Total Revenue		13,037,074.30	600,357.31	13,637,431.61	11,511.15	138,257.48	41,555.00	0.00	815,764.24

Pathway Homes

Statement of Functional Expenses - Combined Financial Statement-BB

From 7/1/2018 Through 6/30/2019

Total
3,660,643.65
2,107,000.00
1,793,496.00
319,107.94
3,419,656.76
249,033.75
<u>421,737.00</u>
11,970,675.10
241,586.23
<u>29,899.55</u>
271,485.78
466,736.34
1,052,049.81
172,183.64
176,783.70
52,645.11
91,950.00
831.00
<u>(14,019.00)</u>
1,999,160.60
1,473.27
2,740.09
2.93
129.93
487.77
<u>4,833.99</u>
60,021.38
<u>338,342.63</u>
<u>398,364.01</u>
<u>14,644,519.48</u>

Pathway Homes
Statement of Functional Expenses - Combined Financial Statement-BB
From 7/1/2018 Through 6/30/2019

		Pathway Homes Operating	Pathway Homes McKinney	PHI	Pathway Options, Inc.	Pathways Living, Inc.	Pathway Visions, Inc.	Pathway Recovery, Inc.	Pathway Homes of Florida, Inc
Expenses									
Salaries and related expenses									
Payroll	9000	3,515,122.69	171,779.30	3,686,901.99	0.00	0.00	0.00	35,042.86	469,258.67
Payroll Tax Expense	9200	255,598.02	12,742.70	268,340.72	0.00	0.00	0.00	2,703.08	35,229.11
Retirement Expense	9300	32,449.02	0.00	32,449.02	0.00	0.00	0.00	0.00	0.00
Health Insurance	9400	297,092.84	17,400.06	314,492.90	0.00	0.00	0.00	0.00	68,336.96
Life Insurance	9450	6,966.74	456.45	7,423.19	0.00	0.00	0.00	0.00	1,242.50
Dental Insurance	9470	29,901.63	1,812.65	31,714.28	0.00	0.00	0.00	0.00	3,896.42
VA Employment Tax	9500	7,433.02	16.55	7,449.57	0.00	0.00	0.00	0.00	0.00
FL Employment Tax	9510	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,877.15
Workmen's Compensation	9600	58,205.37	3,224.95	61,430.32	0.00	0.00	0.00	956.05	6,399.97
Accrued Compensated Leave	9800	(19,755.21)	0.00	(19,755.21)	0.00	0.00	0.00	0.00	13,987.62
Total Salaries and related expenses		4,183,014.12	207,432.66	4,390,446.78	0.00	0.00	0.00	38,701.99	601,228.40
Professional Services									
Legal Expense	6340	25,040.86	469.79	25,510.65	0.00	316.00	178.00	0.00	0.00
Audit Expense	6350	69,075.00	0.00	69,075.00	0.00	600.00	0.00	0.00	1,100.00
PRS Support Services	7201	90,625.38	0.00	90,625.38	0.00	0.00	0.00	0.00	0.00
PRS Psychosocial Rehab	7202	55,363.20	0.00	55,363.20	0.00	0.00	0.00	0.00	0.00
PRS Employment Service	7203	881.22	0.00	881.22	0.00	0.00	0.00	0.00	0.00
Contract/Project Manager	9700	103,247.58	0.00	103,247.58	0.00	0.00	0.00	0.00	57,183.75
Total Professional Services		344,233.24	469.79	344,703.03	0.00	916.00	178.00	0.00	58,283.75
Office Expense									
Office Expenses-Phone HUD	6311	0.00	0.00	0.00	0.00	8,636.30	0.00	0.00	0.00
Telephone & Cable Expense	6313	104,371.64	3,614.36	107,986.00	0.00	0.00	0.00	0.00	8,481.63
Postage & Shipping	6314	7,164.05	0.00	7,164.05	0.00	0.00	0.00	0.00	118.96
Books & Subscriptions	6316	1,466.49	0.00	1,466.49	0.00	0.00	0.00	0.00	23.46
Printing & Copying	6317	6,240.22	0.00	6,240.22	0.00	0.00	0.00	0.00	0.00
Office Supplies	6360	3,180.16	0.00	3,180.16	0.00	0.00	0.00	0.00	23.50
Office Rent	6456	256,201.92	0.00	256,201.92	0.00	0.00	0.00	0.00	24,119.00
Total Office Expense		378,624.48	3,614.36	382,238.84	0.00	8,636.30	0.00	0.00	32,766.55
Information & Technology									
Computer Supplies & Services	6352	66,812.22	1,162.60	67,974.82	0.00	0.00	0.00	0.00	0.00
Computer Consultant Services	6353	147,836.97	0.00	147,836.97	0.00	0.00	0.00	0.00	0.00
Total Information & Technology		214,649.19	1,162.60	215,811.79	0.00	0.00	0.00	0.00	0.00
Occupancy									
Electricity	6450	104,413.10	2,881.17	107,294.27	2,028.56	7,807.21	2,415.40	0.00	763.80
Water	6451	25,370.54	3,559.70	28,930.24	913.38	5,913.87	0.00	0.00	0.00
Gas	6452	10,706.39	248.29	10,954.68	0.00	5,377.48	0.00	0.00	0.00
Contract Expense-Other	6454	62,679.84	4,453.96	67,133.80	0.00	0.00	0.00	0.00	0.00
Leasing and Contract Expense	6457	4,089,465.22	318,733.01	4,408,198.23	0.00	0.00	0.00	0.00	0.00

Pathway Homes
Statement of Functional Expenses - Combined Financial Statement-BB
From 7/1/2018 Through 6/30/2019

Total
4,191,203.52
306,272.91
32,449.02
382,829.86
8,665.69
35,610.70
7,449.57
2,877.15
68,786.34
<u>(5,767.59)</u>
5,030,377.17
26,004.65
70,775.00
90,625.38
55,363.20
881.22
<u>160,431.33</u>
404,080.78
8,636.30
116,467.63
7,283.01
1,489.95
6,240.22
3,203.66
<u>280,320.92</u>
423,641.69
67,974.82
<u>147,836.97</u>
215,811.79
120,309.24
35,757.49
16,332.16
67,133.80
4,408,198.23

Pathway Homes
Statement of Functional Expenses - Combined Financial Statement-BB
From 7/1/2018 Through 6/30/2019

		Pathway Homes Operating	Pathway Homes McKinney	PHI	Pathway Options, Inc.	Pathways Living, Inc.	Pathway Visions, Inc.	Pathway Recovery, Inc.	Pathway Homes of Florida, Inc
Home Owners Association Fee	6460	224,437.76	10,170.50	234,608.26	0.00	0.00	0.00	0.00	0.00
Garbage & Trash Removal	6525	5,770.17	15.00	5,785.17	30.00	2,660.09	0.00	0.00	0.00
Total Occupancy		4,522,843.02	340,061.63	4,862,904.65	2,971.94	21,758.65	2,415.40	0.00	763.80
Conferences & Training									
Conferences	6417	16,061.94	0.00	16,061.94	0.00	0.00	0.00	0.00	0.00
Training Expenses	6418	53,615.79	100.00	53,715.79	0.00	0.00	0.00	0.00	3,759.95
Total Conferences & Training		69,677.73	100.00	69,777.73	0.00	0.00	0.00	0.00	3,759.95
Interest Expense									
Interest Expense	6820	88,039.04	35.00	88,074.04	0.00	27,903.34	0.00	0.00	0.00
Total Interest Expense		88,039.04	35.00	88,074.04	0.00	27,903.34	0.00	0.00	0.00
Depreciation & Amortization									
Depreciation Expenses	6600	363,074.72	0.00	363,074.72	4,347.12	27,407.92	10,086.28	0.00	4,372.08
Amortization Expense	6695	0.00	0.00	0.00	0.00	2,986.80	0.00	0.00	0.00
Total Depreciation & Amortization		363,074.72	0.00	363,074.72	4,347.12	30,394.72	10,086.28	0.00	4,372.08
Professional Insurance									
Professional Liability Insurance	6430	141,296.39	6,214.58	147,510.97	0.00	0.00	0.00	0.00	204.00
Crime Bond Insurance	6433	3,391.00	0.00	3,391.00	0.00	0.00	0.00	0.00	0.00
Directors & Officers Insurance	6435	9,451.00	0.00	9,451.00	0.00	0.00	0.00	0.00	0.00
Mortgage Insurance Premium	6436	0.00	0.00	0.00	0.00	2,783.24	0.00	0.00	0.00
Property Liability Insurance	6720	41,892.34	0.00	41,892.34	1,771.37	10,656.18	3,622.32	0.00	0.00
Insurance Proceeds	7106	(15,000.00)	0.00	(15,000.00)	0.00	0.00	0.00	0.00	0.00
Total Professional Insurance		181,030.73	6,214.58	187,245.31	1,771.37	13,439.42	3,622.32	0.00	204.00
Repairs & Maintenance									
Repairs & Maintenance	6540	249,120.52	22,019.30	271,139.82	0.00	0.00	0.00	0.00	0.00
Grounds Maintenance	6541	16,272.26	780.00	17,052.26	0.00	0.00	0.00	0.00	0.00
Extermination	6542	12,824.35	2,358.22	15,182.57	0.00	0.00	0.00	0.00	0.00
Reserve for Replacements	6599	(2,487.86)	0.00	(2,487.86)	0.00	0.00	0.00	0.00	0.00
Total Repairs & Maintenance		275,729.27	25,157.52	300,886.79	0.00	0.00	0.00	0.00	0.00
Program/Contract Expenses									
Recreation Supplies	6421	18.99	0.00	18.99	0.00	0.00	0.00	0.00	0.00
Security Deposits	6465	9,863.00	0.00	9,863.00	0.00	0.00	0.00	0.00	0.00
Moving Fees	6466	9,535.05	0.00	9,535.05	0.00	0.00	0.00	0.00	0.00
Contracts - HUD Only	6520	308.16	0.00	308.16	1,700.00	21,176.72	3,355.53	0.00	0.00
Misc Operating Expenses	6590	6,681.81	18.51	6,700.32	1,515.34	4,923.93	21,852.40	0.00	0.00
Furnishings Not Capitalized	6595	27,523.24	2,365.44	29,888.68	0.00	0.00	0.00	0.00	0.00
Equipment Not Capitalized	6596	6,251.88	1,185.00	7,436.88	0.00	0.00	0.00	0.00	6,367.34
Capitalized Expenses	6597	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Renter's Insurance	6721	21,538.18	2,867.50	24,405.68	0.00	0.00	0.00	0.00	0.00
Food	6932	115,489.24	0.00	115,489.24	0.00	0.00	0.00	0.00	0.00
Cleaning/Household Supplies	6951	19,631.07	0.00	19,631.07	0.00	0.00	0.00	0.00	0.00

Pathway Homes
Statement of Functional Expenses - Combined Financial Statement-BB
From 7/1/2018 Through 6/30/2019

Total
234,608.26
<u>8,475.26</u>
4,890,814.44
16,061.94
<u>57,475.74</u>
73,537.68
115,977.38
<u>115,977.38</u>
409,288.12
<u>2,986.80</u>
412,274.92
147,714.97
3,391.00
9,451.00
2,783.24
57,942.21
<u>(15,000.00)</u>
206,282.42
271,139.82
17,052.26
15,182.57
<u>(2,487.86)</u>
300,886.79
18.99
9,863.00
9,535.05
26,540.41
34,991.99
29,888.68
13,804.22
0.00
24,405.68
115,489.24
19,631.07

Pathway Homes
Statement of Functional Expenses - Combined Financial Statement-BB
 From 7/1/2018 Through 6/30/2019

		Pathway Homes Operating	Pathway Homes McKinney	PHI	Pathway Options, Inc.	Pathways Living, Inc.	Pathway Visions, Inc.	Pathway Recovery, Inc.	Pathway Homes of Florida, Inc
Client emergency, supplies, transportation	6952	7,843.00	0.00	7,843.00	0.00	0.00	0.00	0.00	91,760.64
Medical Supplies - Rx	6960	17,118.89	0.00	17,118.89	0.00	0.00	0.00	0.00	0.00
Medical Supplies - Non Rx	6963	3,192.54	0.00	3,192.54	0.00	0.00	0.00	0.00	0.00
Cosmetic/Personal Items	6964	2,250.46	0.00	2,250.46	0.00	0.00	0.00	0.00	0.00
Laundry/Linens	6973	8,400.47	0.00	8,400.47	0.00	0.00	0.00	0.00	0.00
Total Program/Contract Expenses		255,645.98	6,436.45	262,082.43	3,215.34	26,100.65	25,207.93	0.00	98,127.98
Development Expenses									
Advertising & Marketing	6210	10,277.31	0.00	10,277.31	0.00	0.00	0.00	0.00	0.00
Purchases From Contributions	6391	98,670.67	0.00	98,670.67	0.00	0.00	0.00	0.00	0.00
Pass-Through Contributions	6392	0.99	0.00	0.99	0.00	0.00	0.00	0.00	0.00
Fundraising Expense	6394	45,777.58	0.00	45,777.58	0.00	0.00	0.00	0.00	3,231.67
Total Development Expenses		154,726.55	0.00	154,726.55	0.00	0.00	0.00	0.00	3,231.67
Administrative Expenses									
Membership Fees	6315	8,323.50	0.00	8,323.50	0.00	0.00	0.00	0.00	0.00
Management fees	6320	0.00	0.00	0.00	566.35	6,911.30	2,048.75	0.00	0.00
Bad Debts	6370	173,509.10	0.00	173,509.10	0.00	316.00	6,755.00	0.00	0.00
Administrative Expenses	6390	30,677.77	1,026.15	31,703.92	270.00	31.48	125.00	0.00	35.90
Special Events	6416	14,355.05	0.00	14,355.05	0.00	0.00	0.00	0.00	0.00
Counselor's Expenses	6420	119.50	0.00	119.50	0.00	0.00	0.00	0.00	0.00
Storage Facility	6459	5,136.00	3,192.00	8,328.00	0.00	0.00	0.00	0.00	0.00
Administrative	9705	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,224.46
Total Administrative Expenses		232,120.92	4,218.15	236,339.07	836.35	7,258.78	8,928.75	0.00	39,260.36
Taxes, Licenses, & Permits									
Real Estate Taxes	6710	17,346.83	0.00	17,346.83	0.00	0.00	0.00	0.00	0.00
Fees, Licenses & Permits	6790	11,105.04	0.00	11,105.04	25.00	25.00	25.00	25.00	439.25
Total Taxes, Licenses, & Permits		28,451.87	0.00	28,451.87	25.00	25.00	25.00	25.00	439.25
Travel									
Vehicle Insurance	6431	25,433.59	0.00	25,433.59	0.00	0.00	0.00	0.00	2,384.42
Staff Mileage Expenses	6560	29,903.05	5,216.31	35,119.36	0.00	0.00	0.00	0.00	41,703.08
Vehicle Operating Cost	6570	20,480.47	628.24	21,108.71	0.00	0.00	0.00	0.00	0.00
Total Travel		75,817.11	5,844.55	81,661.66	0.00	0.00	0.00	0.00	44,087.50
Total Expenses		11,367,677.97	600,747.29	11,968,425.26	13,167.12	136,432.86	50,463.68	38,726.99	886,525.29
Change in Net Assets		1,669,396.33	(389.98)	1,669,006.35	(1,655.97)	1,824.62	(8,908.68)	(38,726.99)	(70,761.05)

Pathway Homes
Statement of Functional Expenses - Combined Financial Statement-BB
From 7/1/2018 Through 6/30/2019

Total
99,603.64
17,118.89
3,192.54
2,250.46
8,400.47
414,734.33
10,277.31
98,670.67
0.99
49,009.25
157,958.22
8,323.50
9,526.40
180,580.10
32,166.30
14,355.05
119.50
8,328.00
39,224.46
292,623.31
17,346.83
11,644.29
28,991.12
27,818.01
76,822.44
21,108.71
125,749.16
13,093,741.20
1,550,778.28

**Pathway Homes
Balance Sheet**

As of 6/30/2019

	Pathway Homes Operating	Pathways Living Inc	Pathway Options	Pathway Visions, Inc	Pathway Recovery, Inc.	Pathway Homes of Florida, Inc	Total
Assets							
Current Assets							
Cash and Cash Equivalents	1,052,931.07	134,888.01	3,068.25	11,065.66	0.00	17,275.74	1,219,228.73
Accounts Receivable	167,690.29	0.00	0.00	898.00	0.00	402.00	168,990.29
Program Fees Receivable	475,808.93	6,707.00	20.00	1,024.00	0.00	208,719.48	692,279.41
Prepaid Expenses	25,045.61	610.48	390.00	433.28	0.00	0.00	26,479.37
Security Deposits	24,701.35	0.00	0.00	0.00	0.00	2,000.00	26,701.35
Advances-Intercompany	251,500.22	0.00	0.00	0.00	0.00	0.00	251,500.22
Total Current Assets	1,997,677.47	142,205.49	3,478.25	13,420.94	0.00	228,397.22	2,385,179.37
Property and Equipment							
Fixed Assets	17,184,600.44	1,057,704.57	185,620.11	377,759.99	0.00	30,604.40	18,836,289.51
Accumulated Depreciation	(2,463,277.34)	(721,989.92)	(92,937.40)	(197,664.08)	0.00	(9,108.50)	(3,484,977.24)
Total Property and Equipment	14,721,323.10	335,714.65	92,682.71	180,095.91	0.00	21,495.90	15,351,312.27
Other Assets							
Cash and Cash Equivalents	0.00	0.00	37,034.25	276,967.62	0.00	0.00	314,001.87
Investments	113,552.19	0.00	0.00	0.00	0.00	0.00	113,552.19
Reserve for Replacement	68,654.92	0.00	0.00	0.00	0.00	0.00	68,654.92
Intangible assets-software	0.00	90,102.80	0.00	0.00	0.00	0.00	90,102.80
Total Other Assets	182,207.11	90,102.80	37,034.25	276,967.62	0.00	0.00	586,311.78
Total Assets	16,901,207.68	568,022.94	133,195.21	470,484.47	0.00	249,893.12	18,322,803.42
Liability and Net Assets							
Liabilities							
Accounts Payable and Accrued Expenses	599,763.20	11,221.69	721.22	2,294.96	0.00	14,657.58	628,658.65
Deferred Revenue	324,768.49	942.00	7.00	127.00	0.00	0.00	325,844.49
Liability for Escrow Funds	36,426.36	2,943.00	0.00	509.00	0.00	0.00	39,878.36
Line of Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To (From) other Funds	0.00	1,691.06	48.98	178.46	0.00	249,581.72	251,500.22
Mortgage Payable	2,456,380.02	615,729.98	0.00	0.00	0.00	0.00	3,072,110.00
Lease Payable	3,253.00	0.00	0.00	0.00	0.00	0.00	3,253.00
Total Liabilities	3,420,591.07	632,527.73	777.20	3,109.42	0.00	264,239.30	4,321,244.72
Net Assets							
Beginning Net Assets	11,811,610.26	(66,329.41)	134,073.98	476,283.73	38,726.99	56,414.87	12,450,780.42
Change in Net Assets	1,669,006.35	1,824.62	(1,655.97)	(8,908.68)	(38,726.99)	(70,761.05)	1,550,778.28
Total Net Assets	13,480,616.61	(64,504.79)	132,418.01	467,375.05	0.00	(14,346.18)	14,001,558.70
Total Liability and Net Assets	16,901,207.68	568,022.94	133,195.21	470,484.47	0.00	249,893.12	18,322,803.42

September 30, 2019 - Philanthropic Report –1st Quarter FY20

July 1, 2019 through September 30, 2019

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

➤ Financial Contribution Total Received YTD \$292,363– **FY20 Goal \$800,000**

Campaigns:

- *Help the Homeless: FY20 YTD \$29,278– **FY20 Goal \$75,000***
- *Steps to Pathways Breakfast: FY20 YTD \$9,263 – **FY20 Goal \$85,000***

Grants Received/Awarded: YTD Received \$251,875/Total Awarded \$344,375- **FY20 Goal \$550,000**

➤ Upcoming Events:

- Fairfax City Proclamation during October 15, 2019 Council Meeting – Fairfax City Hall – 7:00 p.m. – The Mayor and the Council proclaim October 19, 2019 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 19, 2019 – Fairfax City Hall – 8:30 to 9:00 a.m. registration, walk program begins at 9 followed by the Walk.
- Fairfax City Hall Address: 10455 Armstrong St., Fairfax

➤ 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 send an updated status.
- 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.

September 30, 2019 – Board Development Report – 1st Quarter FY20

July 1, 2019 through September 30, 2019

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

Staff: Sylisa Lambert-Woodard, Anna Smith

Board Recruitment: Orientation for the two incoming board members voted in at the July meeting Dwight Robinson and Dr. Ramesh Singh took place on September 11, 2019.

PATHWAY HOMES, INC.
Minutes Documenting Action Without Meeting
of the Board of Directors
October 1, 2019

In lieu of a meeting of the Board of Directors, the Chairman, Patrick Chaing, chose to utilize the provision outlined in Article III, Section 7 of the By-Laws of the Corporation: Action Without Meeting of the Board of Directors (see By-Laws).

INTRODUCTION

Prince William County's Community Development Block Grant (CDBG) FY2021 competitive funding process requires that the Board pass a resolution confirming the request amount and any match.

MOTION

Patrick requested that the Board review and return signed Consent to Action without Meeting forms to approve the following resolution effective September 27, 2019:

- “1. The officers and directors of the Corporation deem it advisable and in the best interests of the Corporation to endorse the FY 2021 Community Development Block Grant (CDBG) application for Pathway Homes Serving Prince William 2 in the amount of \$40,000.
2. The Board of Directors of the Corporation authorizes the matching funds for this request in the amount of \$40,000.
3. It is understood that the dollar amount of assistance will be fully forgiven for public service activities if the project has completed its specified purpose.
4. Per by the By-Laws of the Corporation, this resolution may be executed in counterparts. Facsimile or scanned signatures are binding and are considered to be original signatures.
5. This resolution shall be filed in the Minute Book of the Corporation.”

Jon-Michael Rosch and his wife own a home and run a business in Prince William County. Since the specific location of the project was not identified as of the application, he felt it prudent to disclose potential conflict and abstain from voting. His abstention was recorded on the Consent to Action without Meeting form he returned. The resolution was passed unanimously.

A Certification of the passing of this resolution was signed by Board Secretary, Sue Zywokarte, and is included as an attachment to these minutes.

Respectfully submitted,



CERTIFICATION OF CONSENT TO ACTION WITHOUT MEETING OF THE BOARD OF DIRECTORS

The following resolution was presented and adopted by the Pathway Homes, Inc. (the "Corporation") board of directors on September 27, 2019 by unanimous written consent to action without meeting as permitted by the By-Laws of the Corporation.


The Secretary of the Corporation Certifies that the Corporation is a corporation duly organized and operating under the laws of the Commonwealth of Virginia.

IT WAS RESOLVED THAT:

1. The officers and directors of the Corporation deem it advisable and in the best interests of the Corporation to endorse the FY 2021 Community Development Block Grant (CDBG) application for *Pathway Homes Serving Prince William 2* in the amount of \$40,000.
2. The Board of Directors of the Corporation authorizes the matching funds for this request in the amount of \$40,000.
3. It is understood that the dollar amount of assistance will be fully forgiven for public service activities if the project has completed its specified purpose.
4. Per by the By-Laws of the Corporation, this resolution may be executed in counterparts. Facsimile or scanned signatures are binding and are considered to be original signatures.
5. This resolution shall be filed in the Minute Book of the Corporation.

CERTIFICATION

In witness whereof, I have duly executed this Certificate of Corporate Resolution this 1st day of October, 2019. The foregoing is a true copy of a resolution duly adopted by the Board of Directors by written consent in lieu of a meeting effective September 27, 2019, and entered into the Corporation's minutes book.


Signature, Secretary of the Board

Susan L. Zywokarte
Printed Name





BOARD OF DIRECTORS ***PATHWAY HOMES, INC.***

(also Pathways Living, Inc., Pathway Options, Inc., and Pathway Visions, Inc.)

Elections 2019

The following Board members are nominated for officer positions for a one-year term, which will expire in October 2020:

Patrick Chaing, Chairman

Jennifer Judelsohn, Vice-Chair

Jon-Michael Rosch, Treasurer

Susan Zywokare, Secretary

The following Board members are nominated for a new three-year term, which will expire in October 2022:

Dara L. Aldridge

Angie Lathrop

Jon-Michael Rosch

Board of Directors

Patrick Chaing, Chairman
Jennifer Judelsohn, Vice-Chair
Jon-Michael Rosch, Treasurer
Sue Zywokarte, Secretary
Dara L. Aldridge
Angie Lathrop
Jennifer McGarey
Dwight Robinson
James Ross
Ramesh Singh, M.D.
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 7, 2019
7:00 P.M.**

**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 8, 2019*
- 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
 - 1. Election of Officers and Directors
- 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 8, 2019

The semi-annual meeting of the Board of Directors was held on April 8, 2019. A *quorum* being present, the meeting was called to order at 8:21pm by Chairman, Patrick Chaing. The following individuals were present and participated throughout the meeting:

MEMBERS

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

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Eleanor Vincent, COO
Lauren Leventhal, Quality Assurance
Manager

The following individual let the Chair know ahead of time that she would not be present at the meeting: Angie Lathrop

MINUTES

Patrick Chaing called for a motion to approve the minutes from October 1, 2018 as presented. Jennifer Judelsohn made a motion to approve, which was seconded by Jim Ross 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). There was no additional information.

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 – Patrick Chaing

Patrick 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 –

None

ADJOURNMENT

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

The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Board of Directors

Patrick Chaing, Chairman
Jennifer Judelsohn, Vice-Chair
Jon-Michael Rosch, Treasurer
Sue Zywokarte, Secretary
Dara L. Aldridge
Angie Lathrop
Jennifer McGarey
Dwight Robinson
James Ross
Ramesh Singh, M.D.
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 7, 2019

7:00 P.M.

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 8, 2019**
- 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
 - 1. Election of Officers and Directors
- 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 8, 2019

The semi-annual meeting of the Board of Directors was held on April 8, 2019. A *quorum* being present, the meeting was called to order at 8:22pm by Chairman, Patrick Chaing. The following individuals were present and participated throughout the meeting:

MEMBERS

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

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Eleanor Vincent, COO
Lauren Leventhal, Quality Assurance
Manager

The following individual let the Chair know ahead of time that she would not be present at the meeting: Angie Lathrop

MINUTES

Patrick Chaing called for a motion to approve the minutes from October 1, 2018 as presented. Jennifer Judelsohn made a motion to approve, which was seconded by Jim Ross 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). There was no additional information.

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 – Patrick Chaing

Patrick 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 –

None

ADJOURNMENT

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

The meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Board of Directors

Patrick Chaing, Chairman
Jennifer Judelsohn, Vice-Chair
Jon-Michael Rosch, Treasurer
Sue Zywokarte, Secretary
Dara L. Aldridge
Angie Lathrop
Jennifer McGarey
Dwight Robinson
James Ross
Ramesh Singh, M.D.
Sue Zywokarte

For the sake of what?

*Does this move us in the
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*Is this the best use of
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*Is this the direction
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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 7, 2019
7:00 P.M.**

**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 8, 2019*
- 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
1. Election of Officers and Directors
- 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 8, 2019

The semi-annual meeting of the Board of Directors was held on April 8, 2019. A *quorum* being present, the meeting was called to order at 8:23pm by Chairman, Patrick Chaing. The following individuals were present and participated throughout the meeting:

MEMBERS

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

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Eleanor Vincent, COO
Lauren Leventhal, Quality Assurance
Manager

The following individual let the Chair know ahead of time that she would not be present at the meeting: Angie Lathrop

MINUTES

Patrick Chaing called for a motion to approve the minutes from October 1, 2018 as presented. Jennifer Judelsohn made a motion to approve, which was seconded by Dara Aldridge 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). There was no additional information.

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 – Patrick Chaing

Patrick 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 –

None

ADJOURNMENT

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

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Board of Directors

Jennifer Judelsohn , Chairman
Daniel L. Gray, 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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We fulfill our mission by
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disabilities a variety of
non-time-limited housing and
services to enable them to realize
their individual potential.

PATHWAY RECOVERY, INC.

Community Housing and Development Organization
(CHDO)

Board of Directors

Monday, October 7, 2019

7:00 P.M.

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 8, 2019*
- 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
 - 1. Election of Officers and Directors
- 9:55 Announcements.
- 10:00 Adjournment

* Materials Enclosed in Packet

PATHWAY RECOVERY, INC.

Minutes of the Meeting of the Board of Directors April 8, 2019

The semi-annual meeting of the Board of Directors was held on April 8, 2019. A *quorum* being present, the meeting was called to order at 8:24pm by Chair, Jennifer Judelsohn. The following individuals were present and participated throughout the meeting:

MEMBERS

Dan Gray, Chair
Sue Zywokarte

STAFF

Sylisa Lambert-Woodard, President & CEO
Brenda Brennan, CFO
Anna Smith, Director of Development and
Major Gifts
Eleanor Vincent, COO
Lauren Leventhal, Technology & Quality
Assurance Manager

MINUTES

Jennifer Judelsohn called for a motion to approve the minutes from October 1, 2018 as presented. Sue Zywokarte made a motion to approve, which was seconded by Dan Gray 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). There was no additional information.

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 – Jennifer Judelsohn

Jennifer 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 –

None

ADJOURNMENT

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

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

BOARD OF DIRECTORS

PATHWAY RECOVERY, INC.

Elections 2019

The following Board members are nominated for officer positions for a one-year term, which will expire in October 2019:

Jennifer Judelson, Chair

Dan Gray, Vice-Chair & Secretary/Treasurer

The following Board members are nominated for a new three-year term, which will expire in October 2022:

Jennifer Judelson