MOUNTAIN COMMUNITY CAPITAL FUND OPERATING COMMITTEE
September, 11 2026, at 9:00 AM

CURRENT BOARD MEMBERS:

Carl Alguire, Chair	Frank McGowan	Karen O'Mansky*
John Appleby	Rachel Taylor, Secretary	Vanesa Murcia*
Matt Corzine	Mason Scott, Vice Chair	Kelly Foster*
EB Odderstol	Dee Williams	Christopher Murrey*

**Denotes non-voting member*

AGENDA

CALL TO ORDER

- **Attendees Present**
  - Voting Members: Carl Alguire, John Appleby, Matt Corzine, EB Odderstol, Frank McGowan, Rachel Taylor, Mason Scott
  - Non-Voting Members: Kelly Foster
  - Others: Marcus Kirkman - Staff Liaison, Megan Owens - Administrative Support, Roberta McCullough and Aaron Soto - Institute Capital

APPROVAL OF THE AUGUST 07, 2026 MINUTES

- **Materials:** Minutes – August 07, 2026
- Carl Alguire motioned to approve. Frank McGowan seconded. The minutes were approved unanimously.

REPORTING AND NEW BUSINESS (45 MINUTES)

- **Vote to Add a New Participating Lender**
  - Resource: Carl Alguire
  - Description: Vote to add a new participating lender
    - Roberta McCullough and Aaron Soto are joining to discuss ICAP
    - Heard an introduction and overview from Institute Capital (ICAP).
  - Action: Vote
    - Mason Scott motioned to approve, and John Appleby seconded. The motion was approved unanimously.

- **Rules of Procedure**
  - Resource: Rachel Taylor, Marcus Kirkman
  - Description: Vote to adopt the Rules of Procedure
  - Action: Vote
    - No action was taken on this agenda item. Feedback was provided regarding edits to the Rules of Procedure document.
  - Materials: Rules of Procedure

- **Data and Reporting Overview**
  - Resource: Kelly Foster, Asset Quality Manager
  - Description: Presentation of the monthly report
  - Action: Hear overview
    - Custodian Update: Current Balance is $1,945,246.26.
    - Discussion about delinquent loans.
    - Close to 50/50 with performing loans versus loans we've paid out at this point. The portfolio is defaulting much faster than it is succeeding.
    - Matt Corzine is working on a standard report for all participating lenders. Will seek feedback from participating lenders.
  - Materials: Monthly Report Spreadsheet

- **Loan Claim**
  - Resource: Kelly Foster, Asset Quality Manager
  - Description: Vote to approve a new Loan Claim

    - Action: Vote
    - Materials: Loan Claim document
      Matt Corzine motioned to approve. John Appleby seconded. The motion to approve the claim was approved unanimously.

STAFF AND MEMBER UPDATES (20 MINUTES)

- Loan box
    - Risk mitigation exercise
    - Loan terms
- Transferring custodianship to Eagle Market St. - Carl would like to have a formal meeting wth Eagle Market St.
    - The approval process for moving the money to the credit claim is not documented. This needs to be an established, documented process.
    - Self-Help needs to be part of the transfer process and the conversation so that they can talk with Dogwood, since Self-Help was the direct recipient of the Dogwood funds.
    - Eagle Market Street
- Action item follow-up from strategic direction meeting
    - Find a meeting time in October.
    - This will be a special noticed meeting.
- Board member participation, attendance, and requirements.

PUBLIC COMMENT

ADJOURNED at 10:41 am

Please visit the MCCF webpage for more information on the Mountain Community Capital Fund Operating Committee.