



Setting the Standards for
Home Energy Efficiency

Approved
RESNET Board of Directors Meeting Minutes
Wednesday, April 23, 2025
Grapevine, TX

| Board Members Present | Board Members Absent | Staff Present | Others Present |
|---|-----------------------------|---|-----------------------|
| Sandra Adomatis Jacob Atalla Erin Bordelon Lindsey Elton Philip Fairey Taylor Fearington Matt Gingrich Emelie Glitch John Hensley Ian Hughes Leo Jansen Mark Johnson Cy Kilbourn Chris McTaggart Shawn Mullins Robert Pegues Jonathan Risch Ryan Riveras | David Beam | Steve Baden Faye Berriman Valerie Briggs Scott Doyle Laurel Elam Billy Giblin Clara Hedrick Cardice Howard Noah Kibbe Jordi Kimbrough Michael Matthews Paulette McGhie Ryan Meres Ryan Moore | Phil Crone |

Meeting Called to Order

John Hensley, RESNET Board President, called the meeting to order at 9:00 a.m. Central Time.

Roll Call

Philip Fairey, RESNET Board Secretary, called the roll and a quorum was present.

Approve Agenda

Philip Fairey made a motion to approve the proposed agenda that was sent to Board members in advance of the meeting. Mark Johnson seconded the motion.

The agenda was approved with Robert Pegues voting no.

Robert raised a point of order that the minutes reflect that he voted against approval because his proposed agenda item on the review of the enforcement of Rating Quality Assurance Provider standards was not included on the agenda. Robert made a point of order that he submitted his proposed agenda item in February, and it was rejected by RESNET Board President John Hensley. His proposed enforcement process was not entirely covered in this meeting agenda.

The meeting's agenda was adopted.

RESNET Anti-Trust Policy

John Hensley reviewed the RESNET Anti-Trust Policy that was provided with the Board meeting packet.

Review of April 17, 2025, Meeting Minutes

The RESNET Board Secretary was not able to review the draft minutes prior to the Board Meeting. The Board agreed that Philip Fairey will review the draft minutes and distribute the April 17, 2025, meeting minutes via email. An electronic ballot will be sent to Board members to approve the minutes.

Recent Enhancements to RESNET Quality Assurance Efforts and Standards In Making Disciplinary Action More Legally Defensible

RESNET Executive Director Steve Baden gave a briefing on the changes made to RESNET's disciplinary standards to make them more legally defensible.

John Hensley, the Chair of RESNET SDC 900 explained other changes to RESNET standards to make them more enforceable.

RESNET's Managing Director of Quality Assurance Scott Doyle gave a briefing on the IT quality assurance tools that RESNET has adopted.

Leading Builders of America's National Quality Council Quality Assurance Update

Phil Crone, Vice President of Leading Builders of America, provided an overview of the RESNET/LBA National Quality Council QA Task Force.

Mr. Crone stated that the Task Force was charged with curating recommendations to improve the RESNET Standards, with a focus on increased compliance, quality assurance, and transparency.

RESNET Staff Definition of the Time Limit for the Two Year Limit on the Removal or Adjustment HERS Ratings in the RESNET National Registry

On April 17, 2025 the RESNET Board adopted a policy on limiting the time period that a HERS Rating could be removed or altered from the RESNET Registry to two years. The Board defined the date of “the passing final/field rating inspection as the final inspection date. At the meeting the Board charged RESNET staff to further define what was the “the passing final/field rating inspection”.

Scott Doyle submitted the following definition:

The date of “the passing final/field rating inspection” should be established as the accurate final inspection date. The rating date from the schema will be used and staff will provide guidance to ensure consistent use of the final inspection date.

Matt Gingrich made a motion to accept RESNET’s staff’s proposed definition. Robert Pegues seconded the motion.

John Hensley opened the floor for discussion.

Philip Fairey offered a friendly amendment:

The start date of the two-year period shall be the DateRated in the Registry.

Matt Gingrich and Robert Pegues accepted the proposed change as a friendly amendment.

After further discussion, a vote was taken by voice vote. The motion passed unanimously.

Proposal for Independent Assessment of RESNET Reputation and Legal Risks–

The RESNET Board Executive Committee requested that the Board consider authorizing an independent legal, financial and reputational risk assessment. RESNET staff and the Executive Committee submitted a proposal for the Board’s review.

Philip Fairey made a motion to appropriate a \$100,000 from the RESNET reserves to fund the outlined assessments. Jonathan Risch seconded the motion.

John Hensley opened the floor for discussion.

Erin Bordelon offered a friendly amendment that the Board engage independent legal counsel with governance and nonprofit knowledge to review the RFP for the two independent contractors, advise Board members, and ensure a limited scope to avoid unintended consequences. The RFP would be written by the RESNET Board, reviewed by the Board’s independent legal counsel, and approved by the Board. A portion of the allotted \$100,000 would be used to retain this outside counsel. Erin’s proposed amendment was not accepted as a friendly amendment.

Philip Fairey withdrew his motion so that Erin's proposal could be considered.

After discussion Cy Kilbourn made the following motion:

The RESNET Board shall appropriate \$15,000 for the RESNET Board to seek and engage outside counsel. The counsel would engage with the board directly, review the risk assessment proposal, write the RFP, and provide guidance on potential risks.

Ian Hughes seconded the motion.

It was agreed that RESNET staff would not be involved in the selection of the legal counsel and the other contractors. Erin volunteered to lead the effort to draft the RFP for the legal and other risk assessments.

After further discussion, a vote was taken by voice vote. The motion passed unanimously.

Philip Fairey made a motion to appropriate a maximum of \$100,000 from the reserves to fund an RFP to complete the outlined assessments. Mark Johnson seconded the motion.

John Hensley opened the floor for discussion.

After the discussion, a vote was taken by voice vote. The motion passed.

RESNET Board Executive Committee Proposed 2026 RESNET Board Operating Budget –RESNET Board Executive Committee

Leo Jansen made a motion to approve the 2026 Operating Budget Request.

The budget request was:

2026 Projected Income

| | |
|--------------------------------------|-------------|
| RESNET Registry Fees | \$4,335,000 |
| HERS® Registry Fees 480,000 ratings | |
| HERSh2O® Registry Fees 6,000 ratings | |
| RESNET Conference | \$ 450,000 |
| Testing Fees | \$ 290,000 |
| Suppliers Advisory Board Memberships | \$ 200,000 |
| Provider Accreditation Fees | \$ 261,500 |
| - Rating Provider | |
| - Training Provider | |
| - HERSh2o Provider | |
| - Software Provider | |
| Membership Fees | \$ 32,000 |

| | |
|-------------------------------|--------------------|
| RESNET Registry Income | \$ 20,000 |
| Interest Income | \$ 10,000 |
| Reserve Fund | \$ 305,000 |
| Total Projected Income | \$5,903,000 |

Proposed RESNET 2026 Budget

| | |
|----------------|--------------------|
| Payroll | \$2,750,000 |
|----------------|--------------------|

- Executive Director – To be Recruited
- Deputy Director – Cardice Howard
- Senior Director of Business Development & Standards—Laurel Elam
- Communications Director – Valerie Briggs
- Programs Director – Ryan Meres
- Managing Director of Quality Assurance – Scott Doyle
- Senior Accountant – Faye Berriman
- Quality Assurance Field Specialist—Billy Giblin
- Programs Manager – Paulette McGhie
- Quality Assurance Project Manager – Jordi Kimbrough
- Programs Engagement Specialist – Michael Matthews
- Quality Assurance Investigations Project Manager – Ryan Moore
- ANSI Standards Manager – Rick Dixon
- Executive Administrative Assistant – currently in recruitment process
- Data Analysts – currently in recruitment process
- 4 Quality Assurance Compliance Specialists – currently in recruitment process

| | |
|------------------------------|--------------------|
| Professional Services | \$2,030,500 |
|------------------------------|--------------------|

- Previous RESNET Executive Director Support
- Energy Modeling Director
- RESNET Conference and Meeting Coordinator
- Government Relations
- Marketing and Advocacy
- Outreach to Key Stakeholders
- Increased RESNET Quality Assurance Support
- QA App Tool Hosting and Licensing
- Hosting, Maintenance and Support of Servers
- Registry Support and Maintenance
- RESNET Web Site Maintenance
- Financial Audit
- Cyber Security Audit
- IT Service Support
- Professional Employer Organization (PEO)
- Miscellaneous Contractual Support
 - RESNET Test Support
 - Administrative Support

Consulting Professional Services
Schema Updates
API development
HR Support

Travel **\$ 300,000**

RESNET Conference **\$ 410,000**

Other **\$ 398,000**

- Amortization & Depreciation
- Bank Credit Card Service Fees
- Computer & Software
- Insurance
- Legal Services
- Meetings
- Miscellaneous Other
 - Dues
 - Licenses
 - Subscriptions
 - Memberships
 - Storage
- Office Expense
 - Copying and Printing
 - Postage
 - Supplies
- Telecommunications Services
 - Telephones
 - Internet

Total Proposed Budget **\$5,888,500**

Lindsey Elton seconded the motion.

John Hensley opened the floor for discussion.

Mark Johnson offered a friendly amendment to ensure that the Board reassess the budget in the second quarter of 2026 and determine any necessary adjustments. Leo Jansen and Lindsey Elton accepted the proposed change as a friendly amendment.

After the discussion, a vote was taken by voice vote. The amended motion was adopted with Chris McTaggart abstaining.

The RESNET 2026 Operating Budget was adopted.

Lindsey Elton made a motion that the Executive Committee should provide more details on the Professional Services and Other portions of the budget at least one month before the full Board votes on the proposed budget. Chris McTaggart seconded the motion.

Mark Johnson offered a friendly amendment as follows:

“The Executive Committee should make the budget available to the Board at least a month in advance of the vote on the budget, with additional details provided on all line items except for salary. The Board should submit requests for clarification within a week of receiving the budget. The Executive Committee would then have two weeks to respond.”

Lindsey Elton and Chris McTaggart accepted the proposed change as a friendly amendment.

Lindsey Elton made a point of order that the motion be withdrawn with the pretext that Cardice Howard will provide line items under the budget categories of “Professional Services” and “Other”.

The motion was withdrawn.

RESNET Assets Defense Investment

Cy Kilbourn emphasized the importance of utilizing and protecting RESNET’s approved trademarks. The proposal would create an asset defense fund to address instances of trademark infringement.

Cy made a motion to appropriate \$250,000 from RESNET’s reserve fund into an asset legal defense fund. Jacob Atalla seconded the motion.

John Hensley opened the floor for discussion.

After the discussion, a vote was taken by voice vote. The motion passed unanimously.

Change of Status of RESNET Software Consistency Committee

RESNET’s Energy Modeling Director Neal Kruis provided an overview of the RESNET Board Software Consistency Committee (SCC).

RESNET’s Publication 002 has been amended to tighten the bounds of the rating software tests. All software tools have been reaccruited under these new criteria. This has increased the consistency among the accredited programs.

With the original charter of the Board SCC being achieved, Neal Kruis proposed disbanding the SCC and forming a Rating Modeling Task Group (RMTG) to evaluate

and develop recommendations for inconsistencies in rater and modeler entries in modeling software. The RMTG would draft responses to public comments currently addressed by the Calculations Subcommittee.

Leo Jansen made a motion to disband the SCC. Philip Fairey seconded the motion.

John Hensley opened the floor for discussion.

After the discussion, a vote was taken by voice vote.

The motion passed with Erin Bordelon abstaining.

Existing Single Family Rental Properties Upgrade Opportunity

RESNET's Senior Director for Business Development, Laurel Elam, shared the new opportunity that rating existing single family rating properties presents. Laurel reported that tapping existing homes is a key in achieving the goal of achieving one million ratings annually by 2028.

Laurel stated that she has been working with large Single-Family Rental (SFR) portfolio owners and leveraging the existing homes market. The rental market is growing, and both single- and multifamily rentals have grown consistently for the last 15 years. She reported that RESNET staff is working toward a Memorandum of Understanding with the National Rental Home Council.

There was expressed concern that focusing on properties that are not HERS rated may not be an appropriate use of resources. Steve Baden clarified that no money is being requested for this project.

Update on Recruitment of New RESNET Executive Director

John Hensley reported that an RFP was released to the potential executive recruitment firms identified at the Boston Board meeting and other names that were suggested later by Board members.

The RESNET Executive Committee was not completely satisfied with the results of the RFP.

Jonathan Risch recommended extending the search for another executive search contractor and leveraging the experience of Board members to aid in determining and sourcing recruiting firms.

It was the consensus of the Board that a new executive search contractor will be selected.

Legislative Update & Washington Fly In

Steve Baden briefed the RESNET Board on:

- The potential risk to the 45L federal tax credit for energy efficient homes
- A proposed federal tax credit for builders to build WaterSense labeled homes
- The risk to the EPA ENERGY STAR Homes program

Steve asked, should the RESNET Board appropriate \$12,500 for a Washington Fly-In and Capitol Hill Day?

The consensus was to reject the proposal for a Capitol Hill Day and instead determine a more targeted approach and key players to address.

Steve Baden stated that he would assemble a proposal and present it to the Board.

Fall 2025 RESNET Board Meeting & 2026 RESNET Conference Update

RESNET's Events Manager & Administrative Coordinator Clara Hedrick reported that the Fall Board in-person meeting will occur on October 15, 2025 in Washington, DC. The invitation has been posted on the HERS Pro Network.

Clara also announced that the 2026 RESNET Conference will occur March 17 – 20, 2026 in San Antonio, Texas. Three sponsors have already been secured.

New Business

Lindsey Elton proposed that requests for funds provide details on how the monetary value was determined.

Adjournment

Robert Pegues moved to adjourn the meeting.

The meeting adjourned at 5:14 p.m. Central Time.

Respectfully Submitted,



Philip Fahey, Secretary