

# MINUTES OF THE UNTF BOARD OF TRUSTEES MEETING

UNTF Board of Trustees Meeting

Tuesday, December 16, 2025 (9:00 am – 12:00 pm)

Teleconference Meeting:

Base Location: UNTF Conference Room, 151 East 500 North, Blanding, UT 84511

[meet.google.com/pzs-uwww-yif](https://meet.google.com/pzs-uwww-yif)

Or Join by Phone 1+(240) 794-2760 PIN 775 735 515#

## MEETING AGENDA

- A. CALL MEETING TO ORDER: Chair Marlo M. Oaks called the meeting to order at 9:01 a.m. and requested Van Christensen to conduct this meeting.

1. Roll Call:

X	Marlo Oaks, Chair	State Treasurer
X	Van Christensen	State Finance Division Director
X	Evan, Curtis	Governor's Office of Planning & Budget

2. Recognition of Guests & Staff

1. Tony Dayish, UNTF Administrator
2. Maury Bergman, UNTF Finance Manager
3. Dorothy Phillips, UNTF Education Specialist
4. John Nakai, UNTF Project Manager
5. Janice Bitsoie, UNTF Project Specialist I
6. Melvin Captain Jr, DAC Chair
7. Brook McCarrick, Office of the Attorney General
8. Alta Issaac, Navajo Mountain CSC
9. Brett Romney, HIT Homes, LLC
10. Randy Yellow, HIT Homes, LLC
11. Janet Slowman, Utah Dineh Bikeyah

B. REVIEW AND APPROVAL OF MINUTES

1. September 25, 2025 Combined BOT-DAC Meeting Board Members
2. Minutes of the 11/21/2025 Dine' Advisory Committee (for the board's reference)

Evan Curtis motioned to approve the September 25, 2025 UNTF Board Meeting minutes as presented. Marlo Oaks seconded the motion and all members voted in favor of the motion, none opposed. Vote: 3-0-0

C. NEW BUSINESS

1. HIT Homes Presentation to Build Houses for Oljato Chapter Randy Yellow

Randy Yellow of HIT Homes, LLC gave a presentation regarding HIT Homes and their intent to help the Oljato Chapter with new house construction. Mr. Yellow said he is originally from the Monument Valley Utah area and he had heard that the Oljato Chapter needed help to assist their constituents with housing. He reported that they have two floor plans available: a one- and a two-bedroom plan and both are 640 square feet. Their cost to build is \$150,000 dollars and all the materials needed to build the house would be shipped in containers, which would be shipped directly to the house building site. Tony Dayish explained that HIT Homes also made a presentation to the Dine' Advisory Committee and in that meeting, he told them that there were basically two options for this contractor: one would be to enter into a memorandum of understanding to transfer funding to them in a peer-to-peer agreement but they would have to build the units at a cost that well below contractor pricing, very similar to the arrangement that UNTF has with Design Build Utah. Two is to treat HIT Homes like another building contractor; in which case, the Oljato Chapter would conduct an Invitation for Bids (IFB) and HIT Homes would be pitted against other bidders. This presentation was for information only and no action was taken.

2. Utah Dineh Bikeyah lease Agreement Old Mont. Creek Clinic Janet Slowman

In the absence of Janet Slowman, the Utah Dineh Bikeyah (UDB) organization's CEO, Maury Bergman explained that UDB is seeking to lease office space in the Montezuma Creek Old Clinic Building. Currently they are utilizing space in Bluff that is not suitable for their needs. A letter of intent to lease was provided by the organization and some information was provided. The board requested additional information from the UDB group regarding their structure, purpose, services, and financial status before proceeding with the request.

3. Navajo Mtn Arch Clearance: Leonard & Mary King Chapter Projects \$450.00

The Navajo Mountain Chapter is requesting \$450.00 from their Chapter Projects allocation for Leonard King to pay for a land surveyor to re-draw the lines at the current house site because there are two houses on the same homesite lease, which is not allowable under the Navajo Nation Land Department policies. In order for both Leonard & Mary King and their daughter to receive certain community services from the tribal programs, each house would need to be on a separate one-acre surveyed site. Two new land surveys would be done with an archeological clearance as well for both houses. This grant request is only from Leonard & Mary King and the daughter would either pay for the expense themselves or request for a separate funding project. The old homesite lease was issued to Leonard & Mary King from the Bureau of Indian Affairs many years ago, which is now invalid, and it needs to be converted to the Navajo Nation Land Department's homesite lease. This grant will be co-funded with the NRF. All documentation is in order and the UNTF staff recommends approval.

Evan Curtis motioned to approve \$450.00 for Arch Clearances for Leonard King as presented. Marlo Oaks seconded the motion and all members voted in favor of the motion, none opposed. Vote: 3-0-0

4. Nav Mtn 16x24 House: Nellie Graymountain Chapter Projects \$32,500.00

The Navajo Mountain Chapter is requesting \$32,500.00 from their Chapter Projects allocation to build a 16x24 new house for Nellie Graymountain. Labor will be provided by the Chapter's construction crew and the UNTF will procure the materials and assist when needed. All documentation is in order and the UNTF staff recommends approval. This project will also be co-funded with the NRF.

Evan Curtis motioned to approve \$32,500.00 for Nellie Graymountain as presented. Marlo Oaks seconded the motion and all members voted in favor of the motion, none opposed. Vote: 3-0-0

5. Legislative & Rule Amendments Re: Investment Performance Reports

Marlo Oaks

Marlo Oaks reported that changes were necessary from the State Treasurer's office to change legislative requirements on the reporting of investment performance in order to comply with investment company privacy and propriety information requirements. This necessitated a revision of the UNTF statute as well as other state statutes that have funds that are invested. The change would be to make investment reports by categories, average rates of return, and overall yearly results instead of "*report...specifically each of the fund's investments and the actual return and the rate of return from each investment*" that the current statute requires.

Evan Curtis motioned to approve the State Treasurer's changes to the investment reporting language in the UNTF legislation and to proceed with the process as presented. Marlo Oaks seconded the motion and all members voted in favor of the motion, none opposed. Vote: 3-0-0

D. REPORTS

1. 2026 Proposed Meeting Schedule DAC & Board Meetings

Tony Dayish

Tony Dayish presented the proposed meeting schedule of the DAC and BOT meetings for the upcoming 2026 calendar year. The board members requested that they compare the proposed meeting schedule with their calendars and would make corrections as needed.

2. DAC Meeting Report (verbal reports)

Melvin Capitan, Jr.

Melvin Capitan Jr. gave a report on the different projects that are happening in the Aneth area: the existing Chapter House building is under consideration for renovation, discussions are happening on a possible new Chapter House construction, the solid waste transfer station is operating well, the road repairs is still under construction but glad that there is a lot of progress, the new police housing renovation is done, and the Chapter is talking about restarting the project on the recreation center in Montezuma Creek.

Mr. Capitan also spoke about the Oljato Chapter members that attended the previous DAC meeting with concerns about not getting projects funded. It was explained that the problem resided with the Chapter leadership and that the housing committee and the Chapter needed to work together to approve projects and submit the proposal packages to UNTF for approval. He said there is money available in the Oljato Chapter Project funding, it is just not being unutilized because of the disagreements within the Chapter officials, administration, housing committee, and its Chapter members.

3. Education Report

Dorothy Phillips

Dorothy Phillips provided the UNTF College Financial Aid Report. During the Fall Semester of 2025, UNTF awarded 26 students that attending USU-Blanding with college financial aid from the San Juan Endowment Fund in the amount of \$63,321 and 46 students were from the UNTF funds in the amount of \$137,600. UNTF also awarded two students for short-term training or certificates in the amount of \$7,400. The remaining balance available from the San Juan Endowment Fund is \$54,666.93.

4. Financial Report

Maury Bergman

Maury Bergman presented the UNTF financial report ending October 31, 2025. The net position is \$96,946.920. Current assets are \$97,062,887 and liabilities are \$115,967. Cash and cash equivalents were \$3,156,324 and long-term investment's book value was \$84,128,818 with a fair value adjustment of \$106,283,624. Income was \$1,320,841 and other expenditures were \$171,868 for October of 2025.

5. Project Manager's Report

John Nakai

John Nakai reported on several projects that are currently being undertaken such as wood cutting-splitting-hauling program, the Design Build Utah project, and the progress on the West Water house for Albert Cly. He said the DBU project at Christine Cly Yazzie' house in Monument Valley was completed and an open house is being planned for VIP's and the public on December 20, 2025. The building permit was recently approved for the Albert & Gladys Cly bathroom & kitchen addition but the family is trying to find a temporary place to stay while the addition is being built.

6. Housing Report

Tony Dayish

Tony Dayish gave the housing report stating that 72 house construction projects have been completed that include new construction, additions and renovation projects that have been completed since 2018. He reported that five houses were recently completed in the Red Mesa and Teecnospos Chapter area and now the UNTF crews are working on foundations for recently approved new house construction projects in Red Mesa, Oljato, and Navajo Mountain.

7. Administrator's Report

Tony Dayish

He also gave his administrator's report detailing each of the 15 items listed in the Administrator's Report found in the board packet.

E. BOARD MEMBERS ISSUES, CONCERNS, & RECCOMENDATIONS

Board Members

None noted.

F. NEXT MEETING

The next BOT Meeting will be combined with the DAC on January 16, 2026 from 2:00 – 5:00 p.m.

G. Adjournment

Board Members

Evan Curtis motioned to adjourn the meeting at 10:42 a.m. Marlo Oaks seconded the motion and all members voted in favor of the motion, none opposed. Vote: 3-0-0