

WCHA Regular Meeting Agenda

04/19/2021

3:30 p.m.

WCHA Community Room

410 E. Eureka Ave., Eureka, IL 61530

Zoom Meeting ID 922 3037 3852

passcode 551774

Please review and bring: [Regular Board Packet](#)

- ❖ Call to Order, Roll Call
- ❖ Motion to approve March 15, 2021 Regular Meeting Minutes
- ❖ Recognition of Guests/Audience Participation
- ❖ Committee Reports
 - Finance committee
 - Personnel committee
 - Visionary committee
- ❖ Executive Director's Report – Motion to approve Financial Reports & Review February 28, 2021
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Council Report
- ❖ Old Business
 - Discussion of possible – Board Training - tabled
 - Update to Operating Reserve Litigation
- ❖ New Business
 - Discussion and possible approval of CFP 2021 (Resolution 2021-03)
 - Discussion of Prairie State Legal Service Zoom Meeting
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on May 17, 2021.

WOODFORD COUNTY HOUSING AUTHORITY MISSION STATEMENT

To serve and empower the citizens of Woodford County by providing adequate and affordable housing with proactive administration of programs to promote self-sufficiency and improve the quality of life.

**Woodford County Housing Authority
Regular Board Minutes**

Regular Board Meeting held at Eureka Community Room **April 19, 2021.**

Chr. Prather (via zoom) called the meeting to order at 3:38 p.m.

Those present were: Chairperson Tammy Prather (via zoom); Vice-Chairperson Diana Boschulte; board members; Eric Pigman; Dale Greenhalgh (excused absence); Donita Curtis; Mark Vaughn; Laura Siscoe; and Diane Gregoire, Executive Director.

Com. Siscoe made a motion to approve Regular Meeting minutes from March 15, 2021 and 2nd by Com. Curtis, motion carried.

Recognition of Guests/Audience Participation: None and the meeting is open to the public via Zoom

Finance committee – nothing at this time

Personnel committee – nothing

Visionary committee – nothing

Director's Report

Financial Reports & Review: As presented for February 18, 2021 Low Rent was over by \$7186.37, COVID (Low Rent) expenses were \$1659.10, we still have 2020 CFP has \$92,014, 2019 CFP Budget shows a variance that remains at \$20,482.34, HCV was under in Admin. Fees \$4135.96 and HAP under \$2919, COVID(HCV) \$6835.10, Prairie Haven under budget by \$2422.37, Washburn over by \$51.03, Prairieton was under by \$483.89 and Management Fund under by \$2279.77. ViceChr. Boschulte, made a motion to approve the financials as presented, 2nd by Com. Pigman, motion carried.

Vacancies – As of April 16, 2021 we have 2 at Pleasant Valley, 1 at Prairie Haven and 1 at Rosebud. There is discussion on times to rehab and waiting lists for those units.

Section 8 – Diane explains that for March we had 200 in payment and spent \$87,493 and the average payment was \$437, two Hard to House families 87 elderly/disabled households with 1 portable.

HUD – We had EIV recertification on staff and we are to “House More Families”

Rural Development – Nothing new since last month

Maintenance – Still a pretty good

Evictions – None currently

Resident Council Report – Com. Vaughn would like for us to put his information out on One Call Now information system. We are getting a computer with a printer set up for resident use.

There is discussion about a tree that is down on the back area of our property and the mowers have left a large section. Diane states that she knew about the missed area and we had addressed it but did not realize there was a tree down. It will be addressed.

Discussion and possible board training – tabled at this time.

Update on Operating Reserve Litigation – Diane read the letter from attorney.

Discussion and possible approval of CFP 2021 (Resolution 2021-03) – There is discussion that the work items have not changed only the Operations line item. Com. Pigman makes a motion to approve the CFP 2021 Grant as presented, 2nd by Com. Siscoe, (Vaughn, Y; Siscoe, Y; Curtis, Y; Pigman, Y; Boschulte, Y; Com. Greenhalgh, absent) motion carried.

Discussion of Prairie State Legal Service Zoom Meeting – Diane explains that along with our attorney we met and discussed what they felt was an issue with our HCV waiting list. There is discussion. Diane will update going forward.

Com. Pigman makes a motion to adjourn 2nd by Com. Curtis, meeting adjourned at 4:56 p.m.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Tammy Prather
Chairperson