

WCHA Regular Meeting Agenda

02/22/2021

3:30 p.m.

WCHA Community Room

410 E. Eureka Ave., Eureka, IL 61530

Zoom Meeting ID 97718449828

passcode 173346

Please review and bring: Regular Board Packet

- ❖ Call to Order, Roll Call
- ❖ Motion to approve January 25, 2021 Regular Meeting Minutes, January 25, 2021 Annual Meeting Minutes, December 21, 2020 Special 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 December 31, 2020
 - 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 Auditor for 2020 with possible extension(s)
 - Discussion of upcoming SEMAP
 - Discussion and possible approval of Eureka Roofing Phase 3 QSP 2021-01 (Resolution 2021-01)
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on March 15, 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 **February 22, 2021.**

Chr. Prather called the meeting to order at 3:37 p.m.

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

Com. Pigman made a motion to approve Regular Meeting minutes from January 25, 2021 with correction of too just needs to be to 2nd by ViceChr. Boschulte, motion carried. Com. Pigman made a motion to approve the Annual Meeting Minutes from January 25, 2021 2nd by Com. Curtis, motion carried. Com. Pigman made a motion to approve the Special Meeting Minutes from December 21, 2020 2nd by ViceChr. Boschulte, motion carried.

Recognition of Guests/Audience Participation: No one else here 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 December 31, 2020 Low Rent was over by \$7048.30, COVID (Low Rent) expenses were \$6155.84, we still have 2020 CFP has \$20,482.34, 2019 CFP Budget shows a variance that remains at \$20,482.34, HCV was under in Admin. Fees \$11474.24 and HAP under \$4912.75, COVID(HCV) \$1169.87, Prairie Haven under budget by \$2567.18, Washburn under by \$2618.47, Prairieton was under by \$5119.41 and Management Fund over by \$897.03. Diane read the fee accountant summary of what happened for each fund for the year and the PILOTS that we need to pay. ViceChr. Boschulte, made a motion to approve the financials as presented, 2nd by Com. Siscoe, motion carried.

Vacancies – As of February 18, 2021 we have 4 at Pleasant Valley and 1 at South Haven, 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 January we had 198 in payment and spent \$86,506 and the average payment was \$437, two Hard to House families 88 elderly/disabled households with 0 portables.

HUD – There was an ask about Repositioning again. Diane responded that if they could come up with another agency similar in size that has done it successfully, we would consider it. Wanting us to maybe make our lists move faster or paperwork accessible. Also talked about our Section 8 program having some funds. Diane stated that we had

raised our Payment Standards and we are preparing for more subsidy to be paid because of it.

Rural Development – We are having a 504 inspection done for the Transition plan for our RD properties that is required.

Maintenance – Still looking pretty good.

Evictions – None currently.

Resident Council Report – Com. Vaughn has questions about talking to tenants and keeping information from him. We just have to respect everyone’s privacy. We told him how to communicate and that if he wanted his information put out to everyone we could do it for him. He doesn’t feel that he has been able to do his job. Chrpsn. Prather explains his options and to contact her.

Discussion and possible board training – tabled at this time.

Update on Operating Reserve Litigation – nothing new.

Discussion and possible approval of Auditor for FY2020 with possible extension(s) – There is discussion and Diane shows the proposals. Com. Pigman makes a motion to approve Pamela J. Simpson, CPA at the base rate of \$5750, 2nd by ViceChr. Boschulte, motion carried.

Discussion of upcoming SEMAP – There are currently regulations in place because of the pandemic we get the same scores unless there is objection. We will be the same as from before.

Discussion and possible approval of Eureka Roofing Phase 3 QSP 2021-01 - Resolution 2021-01 – Diane explains the bids that we have received. There is discussion as to the bids. Com. Siscoe makes a motion to approve Eads Home Repair for \$25,600 for Resolution 2021-01, 2nd by Com. Pigman (Vaughn, Y; Siscoe, Y; Curtis, Y; Boschulte, Y; Pigman, Y) motion carried.

Com. Siscoe makes a motion to adjourn 2nd by ViceChr. Boschulte, meeting adjourned at 5:18 p.m.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Tammy Prather
Chairperson