

WCHA Regular Meeting Agenda

07/19/2021

3:30 p.m.

WCHA Community Room

410 E. Eureka Ave., Eureka, IL 61530

Zoom Meeting ID 934 9966 9354

passcode 025529

Please review and bring: Regular Board Packet

- ❖ Call to Order, Roll Call
- ❖ Motion to approve June 21, 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 May 31, 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
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- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on August 16, 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 **July 19, 2021.**

Vice-Chr. Boschulte called the meeting to order at 3:43 p.m.

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

Com. Siscoe made a motion to approve Regular Meeting minutes with the grammatical error correction from June 21, 2021 and 2nd by Com. Curtis, motion carried.

Recognition of Guests/Audience Participation: Kathleen Anderson and Hannah her worker

Finance committee – nothing

Personnel committee – nothing, scheduling E.D. evaluation for Aug. 16 before regular meeting.

Visionary committee – nothing

Director's Report

Financial Reports & Review: As presented for May 31, 2021 Low Rent was under by \$3578.84 COVID (Low Rent) expenses were \$37.40, HCV was under in Admin. Fees \$13178.16 and HAP was over \$19852.50, HUD keeping money to balance account COVID(HCV) \$9095.46, Prairie Haven under budget by \$6022.88, Washburn under by \$2331.99, Prairieton was under by \$2423.78 and Management Fund under by \$5.66. Com. Pigman made a motion to approve the financials as presented, 2nd by Com. Siscoe, motion carried.

Vacancies – As of July 16, 2021, we have 1 at Pleasant Valley and 1 at Prairie Haven. This is very good.

Section 8 – Diane explains that for June we had 200 in payment and spent \$85,663 and the average payment was \$428, zero Hard to House families 89 elderly/disabled households with 2 portables.

HUD – Still encouraging no vacancy and a “strong family’s event”.

Rural Development – We are working on the fees problem but should be handled

Maintenance – Com. Curtis wonders if handles breaking is a bigger problem and that we may want to go electronic. The report is good.

Evictions – None currently

Resident Council Report – Nothing currently

Discussion and possible board training – tabled at this time.

Update on Operating Reserve Litigation – we will probably know something by the end of next meeting.

Com. Greenhalgh makes a motion to adjourn 2nd by Com. Curtis, meeting adjourned at 4:35 p.m.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Tammy Prather
Chairperson