

WCHA Regular Meeting Agenda

06/24/2024
3:30 p.m.
WCHA Community Room
410 E. Eureka Ave., Eureka, IL 61530

Please review and bring: Regular Board Packet

- ❖ Call to Order, Roll Call
- ❖ Motion to approve May 20, 2024 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 March 31, 2024 & April 30, 2024
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Council Report
- ❖ Old Business
- ❖ New Business
 - Board Commissioner term
 -
- ❖ Executive Session – Pursuant to 2C(1) of the Open Meetings Act – Personnel
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on July 15, 2024.

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 **June 24, 2024.**

Chairperson Prather called the meeting to order at 3:29 p.m.

Those present were: Chairperson, Tammy Prather, Vice-Chairperson, Diana Boschulte; board members; Eric Pigman; Dale Greenhalgh; Laura Siscoe; Sue Knepp; Erik Brewer; and Diane Gregoire, Executive Director.

Com. Siscoe made a motion to approve Regular Meeting minutes from May 20, 2024, 2nd by ViceChr. Boschulte, motion carried.

Recognition of Guests/Audience Participation: no one

Finance committee – no
Personnel committee – no
Visionary committee – no

Director's Report

Financial Reports & Review – For March 31, 2024 Low Rent was under budget by \$2296.46, under for Admin. Fee by \$2231.42 and over for HAP by \$981, Prairie Haven was under by \$3,040.53, Washburn was under by \$656.28, Prairieton was under by \$1,298.34, and Management Fund under by \$693.22. For April 30, 2024 Low Rent was under budget by \$3915.61, under for Admin. Fee by \$8992.78 and under for HAP by \$8565, Prairie Haven was under by \$4,640.54, Washburn was under by \$538.34, Prairieton was over by \$77.13, and Management Fund under by \$639.04. Com. Pigman asked why there was \$304 for bad debt in Low Rent in March? Diane will find out for sure but it is budgeted for \$2000 per year so maybe writing off a bad debt she thinks. Com. Knepp made a motion to approve as presented and reviewed, 2nd by Com. Brewer, motion carried.

Vacancies – As of June 7, 2024, we have 1 at Pleasant Valley and 1 at Prairieton.

Section 8 – Diane explains that for May we had 155 in payment and spent \$77,303 and the average payment was \$499, zero Hard to House families, 72 elderly/disabled households with 2 portables to DuPage and 1 to Joliet.

HUD – Diane says we discussed solar, PBV, vouchers, and good on the rest.

Rural Development – They are switching our regional office again we think

Maintenance – List is small

Evictions – possibly seeking a new attorney

Resident Council Report – nothing to report

Board Commissioner term – the board agrees to keep Com. Pigman on while he is away until a replacement is found or his return.

Com. Pigman makes a motion to adjourn the meeting at 4:35 p.m. 2nd by Com. Brewer, motion carried.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Tammy Prather
Chairperson