

WCHA Regular Meeting Agenda

03/15/2021

3:30 p.m.

WCHA Community Room

410 E. Eureka Ave., Eureka, IL 61530

Zoom Meeting ID 939 9182 7266

passcode 234385

Please review and bring: Regular Board Packet

- ❖ Call to Order, Roll Call
- ❖ Motion to approve February 22, 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 January 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
 - Discussion and possible approval of Mowing Bids (Resolution 2021-02)
 -
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on April 19, 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 **March 15, 2021.**

Chr. Prather (via zoom) called the meeting to order at 3:30 p.m.

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

Com. Pigman made a motion to approve Regular Meeting minutes from February 22, 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 – nope, Chr. Prather recertified staff

Visionary committee – nothing at this time

Director's Report

Financial Reports & Review: As presented for January 31, 2021 Low Rent was under by \$10108.76, COVID (Low Rent) expenses were \$1079.67, we still have 2020 CFP has \$92014, 2019 CFP Budget shows a variance that remains at \$20,482.34, HCV was under in Admin. Fees \$8156.11 and HAP under \$2447, COVID(HCV) \$0, Prairie Haven under budget by \$10916.76, Washburn under by \$1779.34, Prairieton was under by \$723.90 and Management Fund over by \$1715.35. Com. Pigman, made a motion to approve the financials as presented, 2nd by Com. Siscoe, motion carried.

Vacancies – As of March 11, 2021 we have 3 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 February we had 198 in payment and spent \$86,034 and the average payment was \$435, zero Hard to House families 88 elderly/disabled households with 0 portables.

HUD – There was nothing really new other than regular monthly call.

Rural Development – Our office for Prairie Haven was moved to yet another agency.

Maintenance – Still a pretty short list of work orders out.

Evictions – Nothing at this time.

Resident Council Report – Nothing at this time (not present).

Discussion and possible board training – tabled at this time.

Update on Operating Reserve Litigation – nothing new.

Discussion and possible approval of Mowing Bids (Resolution 2021-02) – There is discussion and Diane shows the bids. Com. Siscoe makes a motion to approve Kuehn Lawn Services, LLC as the lowest on each property, 2nd by ViceChr. Boschulte, motion carried. (Boschulte, Y; Pigman, Y; Curtis, Y; Siscoe, Y)

Com. Pigman makes a motion to adjourn 2nd by Com. Curtis, meeting adjourned at 4:09 p.m.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Tammy Prather
Chairperson