

WCHA Regular Meeting Agenda

10/18/2021

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 September 20, 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 August 31, 2021
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Council Report
- ❖ Old Business
 - Discussion of possible approval of By-Laws Updates – Board Training
 - Update to Operating Reserve Litigation
- ❖ New Business
 - FY2020 Audit
 - Discussion and possible approval of Snow Plowing Bids South Haven, Metamora, & Washburn
 - Discussion and possible approval of Payment Standard Updates
 - Discussion and possible approval of BCBS of IL 10% increase
- ❖
- ❖
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on November 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 **October 18, 2021.**

Vice-Chairperson Boschulte called the meeting to order at 3:36 p.m.

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

Com. Siscoe made a motion to approve Regular Meeting minutes from September 20, 2021 and 2nd by Com. Pigman, motion carried.

Recognition of Guests/Audience Participation: no guests

Finance committee – nothing at this time

Personnel committee – nothing

Visionary committee – nothing

Director's Report

Financial Reports & Review: As presented and reviewed for August 31, 2021 Low Rent was under by \$359.85 COVID (Low Rent) expenses were \$3250.47, HCV was under in Admin. Fees \$12491.60 and HAP was under \$4768, COVID(HCV) \$10964.21, Prairie Haven under budget by \$6382.54, Washburn under by \$1975.72, Prairieton was under by \$2121.86 and Management Fund over by \$121.89. Com. Pigman made a motion to approve the financials as presented, 2nd by Com. Kelso, motion carried.

Vacancies – As of October 15, 2021, we have 1 at South Haven. This is very good.

Section 8 – Diane explains that for September we had 192 in payment and spent \$81,374 and the average payment was \$424, three Hard to House families 87 elderly/disabled households with 2 portables.

HUD – They are focused on spending our Cares Act money and Evictions must be a 30 day notice along with program notification.

Rural Development – We changed offices again for Prairie Haven. It is now with our other properties in Kansas. We are having an MOR on November 9th.

Maintenance – The list is short.

Evictions – None currently

Resident Council Report – Dorothy states that there are a few people that have people moved in with them. Please refer the complaints to the office. Otherwise, no complaints.

Discussion and possible approval of By-Laws Updates – Diane will list it on the next agenda as a possible action item.

Update on Operating Reserve Litigation – nothing new about getting damages yet.

Audit – The audit is done and will give a copy once received.

Discussion and Possible Approval of Snow Plowing bids South Haven, Metamora, & Washburn. There is discussion about receiving 1 bid for all except 2 bids for Metamora Properties. There is discussion and it is decided to go with the low bid of Sean Greenhalgh for the 2021-2022 season. He is the nephew of Com. Greenhalgh but there is no financial gain and he did abstain from the vote along with Chr. Prather because she knows him from personal business. Com. Pigman makes a motion 2nd by Com. Kelso, motion carried. (Roll call, Pigman, Y; Kelso, Y; Siscoe, Y; Greenhalgh, abstain, Prather, abstain)

Discussion and Possible Approval of Payment Standards 2022 – There is discussion and of the Payment Standards and a review is done of the current standards and the proposed. Com. Siscoe makes a motion to approve the Payment Standards as presented, 2nd by Com. Pigman, motion carried.

Discussion and Possible Approval of BCBS of IL 10% increase – There is some discussion and Com. Pigman makes a motion to approve the increase, 2nd by Com. Siscoe, motion carried.

Com. Greenhalgh makes a motion to adjourn 2nd by Com. Pigman, meeting adjourned at 4:28 p.m.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Diana Boschulte
Vice Chairperson