

WCHA Regular Meeting Agenda

10/21/2024
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 August 19, 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 July 31, 2024
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Commissioner Report
- ❖ Old Business
- ❖ New Business
 - Discussion and possible approval of Snow Removal Bid Update
 - Discussion of FY 2023 Audit
 - Discussion and possible approval of Updated Payment Standards HCV – Resolution 2024-12
- ❖
- ❖ 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 18, 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 **October 21, 2024.**

ViceChairperson Boschulte called the meeting to order at 3:34 p.m.

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

Com. Siscoe made a motion to approve Regular Meeting minutes from August 19, 2024, 2nd by Com. Knepp, motion carried.

Recognition of Guests/Audience Participation: no one

Finance committee – nothing

Personnel committee – nothing, need to do ED evaluation, ½ hour before next meeting

Visionary committee – nothing

Director’s Report

Financial Reports & Review – For July 31, 2024 Low Rent was under budget by \$8812.43, over for Admin. Fee by \$1085.28 and over for HAP by \$2312, Prairie Haven was under by \$8504.23, Washburn was under by \$1995.11, Prairieton was under by \$1662.77, and Management Fund under by \$380.40. Com. Knepp made a motion to approve as presented and reviewed, 2nd by Com. Brewer, motion carried.

Vacancies – As of September 11, 2024, we have 1 at Pleasant Valley and 1 at Rosebud Manor, Washburn. Very good.

Section 8 – Diane states that for September there were 157 in payment costing \$85,526 in HAP at an average of \$545 per unit, 0 HTH with 72 Disabled/Elderly Head of Household. There are 7 portables at the total cost of \$14,568 in HAP and \$421 in Admin. Fees.

HUD – Diane states that HUD would like us to continue to see more for HCV.

Rural Development – We are working on budgets, getting an increase.

Maintenance – Still not bad

Evictions – None

Resident Commissioner Report – nothing at this time

Old Business – nothing

New Business

Discussion and possible approval of Snow Removal Bid Update – This is the last year to extend the contract with updated prices.

Discussion of FY2023 Audit – Diane will send everyone will get an electronic copy. There were no findings.

Discussion and possible approval of Updated Payment Standards HCV- Resolution 2024-12 – Diane reviews the figures from the Published Fair Market rents and the increases that we wish to have approved. Com. Brewer makes a motion to approve the Updated Payment Standards and reviewed and presented, 2nd by Com. Greenhalgh, motion carried.

Com. Greenhalgh makes a motion to adjourn the meeting at 4:14 p.m. 2nd by Com. Brewer, motion carried.

Respectfully submitted,

Respectfully submitted,

Diane Gregoire
Executive Director

Diana Boschulte
ViceChairperson