

WCHA Regular Meeting Agenda

9/18/2023

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 17, 2023 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 as of May 31, 2023 and June 30, 2023
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Council Report
- ❖ Old Business
 - Discussion of HUD Notification
 - Discussion of FY 2022 Audit
 -
- ❖ New Business

- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on October 16, 2023.

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 **September 18, 2023.**

Chairperson Prather called the meeting to order at 3:39 p.m.

Those present were: Chairperson, Tammy Prather, Vice-Chairperson, Diana Boschulte (running late, came in 3:39p.m.); board members; Eric Pigman; Dale Greenhalgh; Laura Siscoe; Sue Knepp; Erik Brewer; and Diane Gregoire, Executive Director.

Com. Pigman made a motion to approve Regular Meeting minutes from August 17, 2023, 2nd by Com. Brewer, motion carried.

Recognition of Guests/Audience Participation: none

Finance committee – nothing at this time

Personnel committee – nothing new (review coming)

Visionary committee – nothing new

Director's Report

Financial Reports & Review: Diane reviewed the financials for May 31, 2023. we were under budget by \$7001.28 Public Housing, CFP Grants 2020 & 2021 were reviewed, under for Admin. Fees by \$540.95 and over for HAP by \$19,298, Prairie Haven was under \$6217.16, Washburn was under \$3468.28, for Prairieton under \$2475.88, for Management under \$19.17. Diane reviewed the financials for June 30, 2023, we were over budget by \$1799.17 Public Housing, CFP Grants 2020 & 2021 were reviewed, under for Admin. Fees by \$5900.19 and under for HAP by \$2163, Prairie Haven was under \$6038.36, Washburn was under \$1833.51, for Prairieton under \$1962.09, for Management under \$863.90. Com. Knepp makes a motion to approve the financial statements as presented, 2nd by Com. Brewer, motion carried.

Vacancies – As of September 15, 2023, we have 1 at Pleasant Valley and 1 at Washburn.

Section 8 – Diane explains that for August we have 159 in payment and spent \$77,648 and the average payment was \$485, zero Hard to House family, 76 elderly/disabled households with \$1422 portable.

HUD – Diane says there is nothing new

Rural Development – Audit was sent to them and budgets are due if raising the rent next year

Maintenance – Report is looking good

Evictions – Eviction done, they moved.

Resident Council Report – nothing to report

Discussion of HUD Notification – Diane states there is nothing new at this point.

Discussion of FY2022 Audit. – It was good, was submitted with no findings.

Discussion of and possible approval of Flat Rents Public Housing (Resolution 2023-09) – There is discussion, and they are reviewed. Com. Siscoe makes a motion to approve Resolution 2023-09 as presented, 2nd by Com. Brewer, motion carried. (Pigman, Y; Brewer, Y; Siscoe, Y; Boschulte, Y)

Com. Greenhalgh makes a motion to adjourn 2nd by Com. Brewer, adjourned at 4:05 p.m.

Respectfully submitted,

Respectfully submitted,

Diane Gregoire
Executive Director

Tammy Prather
Chairperson