

WCHA Regular Meeting Agenda

09/20/2021

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 August 16, 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 July 31, 2021
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Council Report
- ❖ Old Business
 - Discussion of possible – Board Training – Possible after meeting today
 - Update to Operating Reserve Litigation
- ❖ New Business
 - FY2020 Audit
 - Discussion and possible approval of Snow Plowing Bids South Haven, Metamora, & Washburn
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- ❖ Executive Session – Pursuant to 2C(1) of the Open Meetings Act – Personnel
- ❖ Move back to regular meeting
- ❖ 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 18, 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 **September 20, 2021.**

Vice-Chairperson Boschulte called the meeting to order at 3:38 p.m.

Those present were: Chairperson Tammy Prather (excused absence); 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 August 16, 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 July 31, 2021 Low Rent was under by \$504.41 COVID (Low Rent) expenses were \$474.30, HCV was under in Admin. Fees \$12219.54 and HAP was under \$4463, COVID(HCV) \$9039.55, Prairie Haven under budget by \$7548.87, Washburn under by \$2573.29, Prairieton was under by \$1571.30 and Management Fund over by \$145.50. Com. Pigman made a motion to approve the financials as presented, 2nd by Com. Greenhalgh, motion carried.

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

Section 8 – Diane explains that for August we had 193 in payment and spent \$83,344 and the average payment was \$430, four Hard to House families 86 elderly/disabled households with 2 portables.

HUD – Was having everyone send in their By-Laws.

Rural Development – AFHMP have been submitted with one approval at this time.

Maintenance – They are pretty caught up at this point.

Evictions – None currently

Resident Council Report – Dorothy states that there are a few that have people moved in with them. Please refer the complaints to the office.

Discussion and possible board training – We will be updating our Bylaws, so everyone is given a copy to come up with areas that need to be updated. We will then put it on the agenda and go from there.

Update on Operating Reserve Litigation – we should get damages, but they do not know when they will be paid out.

FY2020 Audit – There were not any findings, but the full report will be coming. There was some good advice given.

Discussion and Possible Approval of Snow Plowing bids South Haven, Metamora, & Washburn. The bids will need to be extended at this time as there were not any bids submitted. The current contract was not up but the contractor wanted out possibly.

At 4:16 p.m. Com. Siscoe made a motion to go into executive session for Personnel, 2nd by Com. Kelso. At 4:27 p.m. Com. Siscoe made a motion to move to open session, 2nd by Com. Greenhalgh.

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

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Diana Boschulte
ViceChairperson