

**WMHA Board of Commissioners
BOARD MEETING MINUTES
November 18, 2022**

The Members of the Warren Metropolitan Housing Authority Board of Commissioners met in session for the Regular Meeting at the Warren Metropolitan Housing Authority office building at 9:08 AM, on the 18th day of November 2022.

REGULAR MEETING

The Chair, Bob Alexander called the meeting to order. Kamela Jones, HCV Manager, took Roll Call. Also, present were Mary Fielder, Fiscal Manager and Gary Johnson, Facilities Manager. The roll call was taken. The following Commissioners were present:

COMMISSIONER	PRESENT	ABSENT
Bob Alexander, Chair	X	
Larry Dempsey	X	
Matt Fetty	X	
Madelyn Coons		X
Jade Hollon	X	

-No members of the public attended.

REVIEW AND APPROVAL OF BOARD MINUTES

The minutes from the Board Meeting held on **October 21, 2022**, were presented, a motion was made by Larry Dempsey and Jade Hollon seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty			X
Madelyn Coons			
Jade Hollon	X		

DIRECTOR'S COMMENTS

The Director's comments were presented by Jacqueline Adkins:

- WMHA was awarded 6 Stability Vouchers in September we will start using them beginning 2023
- NSPIRE program should be up and running for PH in April 2023 and HCV end of 2023
- Justice Web advised us they will begin charging for background checks starting 2024
- REAC inspection for 411 Bridge St, it went well
- An employee had an accident in a WMHA vehicle, he is fine but truck needs repairs, other person cited
- City of Franklin Revitalizing plan has PH losing at least 7 units in total
- We will start exploring the RAD program for Franklin PH units
- PH unit on River St is now offline through PIC
- Health insurance premiums quotes went up 30%
- Auditors this year will be new, probably through the State
- Bridges Grant will start 11/1/2022

REVIEW OF REPORTS

- The Accounting Report was reviewed by the board for October 2022. There was a total of 47 items with 2 checks to review. Check/item # 43373 in the amount of \$1,597.00 paid to Go Concepts was for Malware Essential kit for computers. Check/item #43363 in the amount of \$9,346.00 paid to Terminix was for unit treatments as needed and quarterly payment for Met Village and Brookview.
- Board reviewed the monthly cash flow statements for Public Housing, HCV, and Bridges as prepared by Mary Fielder no comments.
- Financial Statements were reviewed by Mary Fielder. There were no questions.
- The Housing Choice Voucher Program report was prepared and reported by Kamela Jones. There were no questions.
- The Public Housing report was prepared by Bridgette Mason and reported by Jacqueline Adkins. There were no questions.
- The Maintenance report was prepared by Bridgette Mason and reported by Jacqueline Adkins. The board reviewed the report with no questions.

A motion was made to go into Executive Session for personnel salaries was made by Jade Hollon and Larry Dempsey seconded at 9:30 AM.

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

A motion to get out of Executive Session was made by Larry Dempsey and Matt Fetty seconded at 10:45 AM.

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon			

Jade Hollon left at 10:40 AM

RESOLUTION NO. 10-22

WHEREAS the Operating Budget 2023, Larry Dempsey made a motion to accept and Matt Fetty seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon			

RESOLUTION NO. 11-22

WHEREAS the HCV Payment Standards, Matt Fetty made a motion to accept, and Larry Dempsey seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon			

RESOLUTION NO. 12-22

WHEREAS the PH Flat Rent Schedule, Larry Dempsey made a motion to accept, and Matt Fetty seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon			

RESOLUTION NO. 13-22

WHEREAS the HCV Utility Allowance, Matt Fetty made a motion to accept, and Larry Dempsey seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon			

RESOLUTION NO. 14-22

WHEREAS the PH Utility Allowance, Larry Dempsey made a motion to accept, and Matt Fetty seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon			

RESOLUTION NO. 15-22

WHEREAS the Inflation Adjustment 2022, Larry Dempsey made a motion to accept, and Matt Fetty seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon			

ADJOURN

There being no other business, Larry Dempsey made a motion to adjourn, and Matt Fetty seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon			

The meeting adjourned at 10:59 AM.

NEXT MEETING

The next regularly scheduled meeting will be January 20, 2023, at 9:00 AM at Warren Metropolitan Housing Authorities office.

Signed:

Robert Alexander, Chair

Jacqueline Adkins, Secretary