

**WMHA Board of Commissioners
BOARD MEETING MINUTES
February 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 9:04 AM, on the 18th day of February 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, Bridgette Mason, Public Housing Manager, Gary Johnson Facilities Manager and Jacqueline Adkins, Executive Director. The roll call was taken. The following Commissioners were present:

COMMISSIONER	PRESENT	ABSENT
Bob Alexander, Chair	X	
Larry Dempsey	X	
Lauren Cavanaugh	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 November 19, 2021 were unable to be presented due to lack of quorum for vote from attendance at November 19, 2021 meeting.

DIRECTOR'S COMMENTS

The Director's comments were presented by Jacqueline Adkins.

- There was a plumbing problem at Met Village a pipe collapsed from building settlement
- Working on 5-year plan, April 2022 will hold Public Hearing
- Homework Club unit has been fixed up and being used by the Boy Scouts, Adult literacy also using the unit
- PH Waiting list 1, 2 & 3 Bedrooms are actively being purged, 1 BR went from 900 to 250
- March or April the HCV waiting list will open for a few days then the PH wait list will be opened
- Year end with fee accountant Allison, is being worked on, it is due end of February
- Transitions Program will change to "Bridges" starting 7/1/22, program guide has been started
- Working with attorney on permanent Telework Policy, currently using COVID Telework Policy
- Shopping for new IT company, Premier is current and needing someone more hands on
- Family Promise Butler County asked for \$300,000 from emergency OHFA funds

- Family Promise Warren asked for \$450,000 and has bought The Shaker Inn with OHFA emergency funds
- Working with Kendrick at HUD to close existing Capital Fund Grants
- Lawsuit against HUD for PH shortfall has won, WMHA lost \$206,000, hope to recoup most of loss
- Working with HUD to get 530 S. Main offline due to foundation issues

REVIEW OF REPORTS

- The Accounting Report was reviewed by the board for January 2022. There was a total of 70 items with 3 checks to review. Check/item # 42446 in the amount of \$49.74 paid to Duke Energy was for utilities at 804 River St. that was sold, there should only be one more final bill to pay. Check/item #42510 in the amount of \$ 150.00 paid to Cohen Brothers INC was for hauling away and disposal of old refrigerators. Check/item #42534 in the amount of \$ 28,853.50 paid to Bob Pulte Chevrolet, Inc was for new truck for Maintenance.
- Board reviewed the monthly cash flow statements for Public Housing, HCV, and Transitions 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 and reported by Bridgette Mason. There were no questions.
- The Maintenance report was prepared and reported by Bridgette Mason. The board reviewed the report with no questions.
- The CFP report was prepared and reported by Jacqueline Adkins. There were no questions.
- The Transitions report was prepared by Nina House and reported by Jacqueline Adkins. There were no questions.

RESOLUTION NO. 1-22

WHEREAS the PH Write Offs, Larry Dempsey made a motion to accept, and Madelyn Coons seconded.

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

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Lauren Cavanaugh	X		
Madelyn Coons	X		
Jade Hollon			

ADJOURN

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

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

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Lauren Cavanaugh	X		
Madelyn Coons	X		
Jade Hollon			

The meeting adjourned at 10:09 AM.

NEXT MEETING

The next regularly scheduled meeting will be March 18, 2022, at 9:00 AM at Warren Metropolitan Housing Authorities office.

Signed:

Robert Alexander, Chair

Jacqueline Adkins, Secretary