

**WMHA Board of Commissioners  
BOARD MEETING MINUTES  
October 21, 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 21st day of October 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, PH 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	
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 **September 16, 2022**, were presented, a motion was made by Larry Dempsey 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		
Madelyn Coons	X		
Jade Hollon	X		

**DIRECTOR’S COMMENTS**

The Director’s comments were presented by Jacqueline Adkins:

- Waiting list specialist 2<sup>nd</sup> interview will be next week

- WMHA is down 3 people, 1-sick leave & 2-open positions
- The insurance company is still denying 40 S. River claim due to vacancy, still working with Insurance company about the claim
- WMHA will have a meeting with City of Franklin regarding two properties, 526 & 530 S. River, they want the property for a city project
- Application for HCRP grant was submitted for \$1,659,000, 2-year grant starts in January 2023
- Received PSH grant that starts 12/1/2022
- Bridges grant still has not been released at this time, started 7/1/2022
- Anthem health insurance renewal came back with a 30% increase, will shop for lower rates
- FSS Final Rule is out, and the Action Plan had to be updated, work in progress
- PHA plan advertisement went out and public hearing will be held 12/5/2022
- WMHA spoke with Warren County Commissioner's office, they meet on Tuesday, Tiffany will remind them about a replacement for Lauren Cavanaugh
- Received a REAC inspection notice for 411 Bridge scheduled for inspection 11/17/2022
- Check signers will have a every two-week schedule to sign all WMHA checks
- A new RFP will be written for Pest control, existing contract is ending soon

## **REVIEW OF REPORTS**

- The Accounting Report was reviewed by the board for September 2022. There was a total of 70 items with 4 checks to review. Check/item # 43257 in the amount of \$4,991.27 paid to Brookville Heating and Air Conditioning was for Met Village spare heat pump. Check/item #43229 in the amount of \$1,049.88 paid to AFLAC Worldwide Headquarters was for Monthly premiums paid for by employees' payroll deductions. Check/item #43276 in the amount of \$ 15,313.79 paid to Mr. Electric of Warren County was for electric work at 40 S. River. Check/item #43272 in the amount of \$ 1,200.00 paid to Tree-Mend-Us Tree Service was for Tree service at 8 Patricia. Check/item #43228 in the amount of \$ 1,100.00 paid to Wayne MHP was for HCRP payment, an error was made on the description.
- 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 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.

**Resolution #10-22 was tabled per the Secretary's request**

**RESOLUTION NO.10-22**

**WHEREAS** Operating Budget 2023.

The motion to table was made by Jade Hollon and seconded by Larry Dempsey and upon roll call vote, the "Ayes" and "Nays" were as follows:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Madelyn Coons	X		
Jade Hollon	X		

**The Chairperson declared said motion carried and said resolution tabled.**

**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:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Madelyn Coons	X		
Jade Hollon	X		

The meeting adjourned at 10:02 AM.

**NEXT MEETING**

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

Signed:

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Robert Alexander, Chair

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Jacqueline Adkins, Secretary