

WMHA Board of Commissioners
BOARD MEETING MINUTES
October 20, 2023

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 9:01 AM, on the 20th day of October 2023.

REGULAR MEETING

The Chair, Bob Alexander, was absent so the Vice-Chair Matt Fetty called the meeting to order. Kamela Jones, HCV Manager, took Roll Call. Also, present were Jacqueline Adkins, Executive Director, Mary Fielder, Fiscal Manager, Bridgette Mason, Public Housing 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	
Linda Baysore	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 15, 2023**, were presented, a motion was made by Linda Baysore and Jade Hollon seconded.

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

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair			
Larry Dempsey			
Matt Fetty	X		
Linda Baysore	X		
Jade Hollon	X		

DIRECTOR'S COMMENTS

The Director's comments were presented by Jacqueline Adkins:

- PIH 2023-27 &28 were released on 9/29/2023 which delays HOTMA and NSPIRE
- WMHA is using NSPIRE for inspections, iPads have been purchased and being used
- WMHA is no longer able to afford Group Health Insurance, they will be switching to ICHRA
- WMHA's auditor has been chosen by the State, it is BMH CPA Group

REVIEW OF REPORTS

- The Accounting Report was reviewed by the board for September 2023. There was a total of 49 items with 2 checks to review. Check/item # 44134 in the amount of \$6,005.66 paid to Warren County Garage was for Regular monthly maintenance and a transmission repair to one of the trucks. Check/item #44129 in the amount of \$3,800.00 paid to RDA Group Architects was for consulting for the Capital Funds in Public Housing.
- The board reviewed the monthly cash flow statements for Public Housing, HCV, and Bridges as prepared by and reported by Mary Fielder, no comments.
- Financial Statements were prepared by and 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 Bridges report was prepared by Nina House and reported by Jacqueline Adkins. There were no questions.

RESOLUTION NO. 20-23

WHEREAS the PHA Plan Submission, Jade Hollon made a motion to accept and Linda Baysore seconded.

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

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair			
Larry Dempsey			
Matt Fetty	X		
Linda Baysore	X		
Jade Hollon	X		

Resolution #21-23 was tabled per the Secretary’s request

RESOLUTION NO.21-23

WHEREAS the 21-23 PH Flat Rent Schedule 2024.

The motion to table was made by Linda Baysore and seconded by Jade Hollon and upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair			
Larry Dempsey			
Matt Fetty	X		
Linda Baysore	X		
Jade Hollon	X		

The Vice-Chairperson declared said motion carried and said resolution tabled.

RESOLUTION NO. 23-23

WHEREAS the PH Write Offs April – August 2023, Jade Hollon made a motion to accept and Linda Baysore seconded. Upon roll call vote, the “Ayes” and “Nays” were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair			
Larry Dempsey			
Matt Fetty	X		
Linda Baysore	X		
Jade Hollon	X		

A motion was made to go into Executive Session by Linda Baysore and Jade Hollon seconded at 9:26 AM.

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair			
Larry Dempsey			
Matt Fetty	X		
Linda Baysore	X		
Jade Hollon	X		

A motion was made to exit the Executive Session by Jade Hollon and Linda Baysore seconded at 9:47 AM.

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

RESOLUTION NO. 22-23

WHEREAS the Annual Operating Budget, Jade Hollon made a motion to accept and Linda Baysore seconded.

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

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair			
Larry Dempsey			
Matt Fetty	X		
Linda Baysore	X		
Jade Hollon	X		

ADJOURN

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

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

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair			
Larry Dempsey			
Matt Fetty	X		
Linda Baysore	X		
Jade Hollon	X		

The meeting adjourned at 9:48 AM.

NEXT MEETING

The next regularly scheduled meeting will be November 17, 2023, at 9:00 AM at Warren Metropolitan Housing Authorities office.

Signed:

Robert Alexander, Chair

Jacqueline Adkins, Secretary