

WMHA Board of Commissioners
BOARD MEETING MINUTES
August 16, 2024

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 9:00 AM, on the 16th day of August 2024.

REGULAR MEETING

The Chair, Bob Alexander, called the meeting to order. Kamela Jones, HCV Manager, took Roll Call. Also, present were Jacqueline Adkins, Executive Director, Mary Fielder, Fiscal Manager and Bridgette Johnson, Public Housing Manager. The roll call was taken. The following Commissioners were present:

COMMISSIONER	PRESENT	ABSENT
Bob Alexander, Chair	X	
Vacant		
Josh Hisle	X	
Linda Baysore		X
Jade Hollon	X	

-No members of the public attended.

REVIEW AND APPROVAL OF BOARD MINUTES

The board is now short one member, Larry Dempsey’s last meeting was 7/12/24, therefore June and July board minutes will have to be approved by the only 2 remaining board members that attended June and July’s meetings.

The minutes from the Board Meetings held on **June 21, 2024, and July 12, 2024**, were presented, a motion was made by Jade Hollon and Bob Alexander seconded.

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

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey-Vacant			
Josh Hisle			X
Linda Baysore			
Jade Hollon	X		

DIRECTOR'S COMMENTS

The Director's comments were presented by Jacqueline Adkins:

- The replacement of windows is on schedule with no issues
- A RFP will be presented for a new Fee Accountant
- A RFP will be presented for Legal Services, for Public Housing evictions
- A RFP will be presented for Pest Control for Public Housing
- HCRP application has been submitted for CY 1/25-12/25
- PSH & Bridges applications will come out soon be due around September 204
- Board members and Directors insurance policy has been renewed
- The public meeting for 5-year plan will be held on 9/6/24 at 10 AM
- HUD has delayed the HIP program with no tentative startup date
- The Operating Subsidy notice has not been released yet
- A PH participant has filed suit against WMHA for discrimination, eviction process will continue

Linda Baysore arrived at 9:10 AM

- PH participants in South Lebanon have complained that there has been KKK signs posted on Mary Lane
- A PH participant in Franklin has had a problem with her neighbors harassing her saying racial slurs

REVIEW OF REPORTS

- The Accounting Report was reviewed by the board for July 2024. There was a total of 67 items with 3 checks to review. Check/item # 44889 in the amount of \$4,510.30 paid to Vc3 (formerly Go Concepts) was for monthly IT services. Check/item #44880 in the amount of \$950.00 paid to Hughes Home Appraisals was for Appraisal fess for 526 & 530 River St units. Check/item #44925 in the amount of \$200.00 paid to Shannon Olmstead was for stipend/Monthly cleaning
- The board reviewed the monthly cash flow statements for Public Housing, HCV, and Bridges as prepared and reported by Mary Fielder, no comments.
- Financial Statements were prepared and reported 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 Johnson. There were no questions.
- The Maintenance report was prepared and reported by Bridgette Johnson. 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.

ADJOURN

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

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

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Vacant			
Josh Hisle	X		
Linda Baysore	X		
Jade Hollon	X		

The meeting adjourned at 9:30 AM.

NEXT MEETING

The next regularly scheduled meeting will be September 20, 2024, at 9:00 AM at Warren Metropolitan Housing Authorities office.

Signed:

Robert Alexander, Chair

Jacqueline Adkins, Secretary