

**WMHA Board of Commissioners**  
**BOARD MEETING MINUTES**  
**May 17, 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 17th day of May 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 Bridgette Johnson, Public Housing Manager and Gary Johnson, Facilities Manager. The roll call was taken. The following Commissioners were present:

<b>COMMISSIONER</b>	<b>PRESENT</b>	<b>ABSENT</b>
Bob Alexander, Chair	X	
Larry Dempsey		X
Josh Hisle	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 **April 19, 2024**, were presented, a motion was made by Jade Hollon and Josh Hisle 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			
Josh Hisle	X		
Linda Baysore			X
Jade Hollon	X		

## **DIRECTOR'S COMMENTS**

The Director's comments were presented by Jacqueline Adkins:

- WMHA's audit is just about complete and they had no concerns
- Received the Property Insurance Renewal, it has a 10% increase, the average in Ohio is 20%
- HCV is projecting a short fall using the Two-Year Tool, had one call with HUD, will have another
- COHHIO requested WMHA schedule a Region Meeting, it is scheduled for 5/29/24 from 2-4
- OHAC Spring conference was in Cincinnati, several staff members attended
- HUD changes coming PIC to HIP, HOTMA and SAFMR are just a few
- Working on a revised budget

## **REVIEW OF REPORTS**

- The Accounting Report was reviewed by the board for April 2024. There was a total of 48 items with 2 checks to review. Check/item # 44704 in the amount of \$964.54 paid to Strategic Initiatives was for Justice Web annual fee. Check/item #44706 in the amount of \$1805.00 paid to COHHIO was for the Housing Conference and HMIS training/renewal.
- 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.
- Questions
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**RESOLUTION NO. 7-24**

**WHEREAS** the Property Insurance Renewal, Linda Baysore made a motion to accept and Josh Hisle 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			
Josh Hisle	X		
Linda Baysore	X		
Jade Hollon	X		

**RESOLUTION NO. 8-24**

**WHEREAS** the Check Signer, Jade Hollon made a motion to accept and Linda Baysore 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			
Josh Hisle	X		
Linda Baysore	X		
Jade Hollon	X		

**RESOLUTION NO. 9-24**

**WHEREAS** the Public Housing 1<sup>st</sup> Quarter Write offs, Linda Baysore made a motion to accept and Jade Hollon 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			
Josh Hisle	X		
Linda Baysore	X		
Jade Hollon	X		

**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:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey			
Josh Hisle	X		
Linda Baysore	X		
Jade Hollon	X		

The meeting adjourned at 9:28 AM.

**NEXT MEETING**

The next regularly scheduled meeting will be June 21, 2024, 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