

WMHA Board of Commissioners
BOARD MEETING MINUTES
April 19, 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 9:07 AM, on the 19th day of April 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, Bridgette Johnson, 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	
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 **March 15, 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:

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

DIRECTOR'S COMMENTS

The Director's comments were presented by Jacqueline Adkins:

- Employee out for 2-6 weeks, there is a temp filling in for them
- We have a different Auditing Firm but the same contact person as before, he changed Firms
- HUD posted new income limits that are effective 4/1/2024
- Training at OHAC and COHIO will be attended by staff in May
- Family Promise Warren County had their Ribbon Tying ceremony on 4/18/24, to be occupied on 4/24/24
- HUD has a new Proposed Rule regarding Criminal History, a more lenient approach
- OHAC sent information on 4 new Bills that are in the house regarding housing
- PSH Audit almost complete, steps have been taken to come into compliance
- HCV had a phone call with the Short Fall department, using actual numbers we are not in Short Fall yet but WMHA will start billing incoming Ports

REVIEW OF REPORTS

- The Accounting Report was reviewed by the board for March 2024. There was a total of 47 items with 2 checks to review. Check/item # 44643 in the amount of \$11,371.22 paid to Go Concepts was for a new server for the computer system. Check/item #44601 in the amount of \$875.00 paid to Phillip Dale Hines was for contract roof work on 6 & 8 Patricia in Franklin.
- The board reviewed the monthly cash flow statements for Public Housing, HCV, and Bridges as prepared by Mary Fielder and reported by Jacqueline Adkins, no comments.
- Financial Statements were prepared by Mary Fielder and reviewed by Jacqueline Adkins. 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

RESOLUTION NO. 6-24

WHEREAS the Window Project for Amp 30, Larry Dempsey made a motion to accept and Josh Hisle seconded.

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

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

ADJOURN

There being no other business, Jade Hollon made a motion to adjourn, and Larry Demsey seconded.

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

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

The meeting adjourned at 9:32 AM.

NEXT MEETING

The next regularly scheduled meeting will be May 17, 2024, at 9:00 AM at Warren Metropolitan Housing Authorities office.

Signed:

Robert Alexander, Chair

Jacqueline Adkins, Secretary