

**MORGAN COUNTY HOUSING AUTHORITY
REGULAR MEETING MINUTES
11/10/2022**

Mission Statement: To Elevate the standard of safe, decent and affordable housing throughout Morgan County and enhance the lives of the community members we serve through continued engagement and support.

I. Call to Order

Mary English called to order the regular meeting of the Morgan County Housing Authority at 3:30 p.m.

II. Roll Call

Present: Commissioners-Mary English, Tom Winner, Len Pinney, Rosemary Grace. Absent: Tom Winner and Jared Hopper

Also present: Eric Hanson-Attorney, Melissa Marsh-Executive Director, Chris Elliott- Maintenance Director, Jason Race-Bedrock, Property Managers, Ashley Elliott and Nicole Robison.

III. Approval of the Agenda

Rosemary Grace made the motion to approve the agenda 2nd from Len Pinney. Ayes- 3 Nays- 0

IV. Public Comment- No public comment

V. Consideration and approval of the October 13, 2022 regular meeting minutes. Rosemary Grace motioned to approve the minutes and Len Pinney 2nd Ayes-3 Nays-0

VI. Executive Director Report- Occupancy at 97% end of October, 26 applications were taken, the online application portal for public housing is up and going, we have had several of those. 178 total vouchers leased and 12 people out looking, Section 8 waiting list is closed. Still no luck on getting the appraisal back with multiple phone calls.

VII. Finance Report- update and explanation of the financials, check register, A/R and A/P. English asked about the URPs, Graham Slam, Trotter and Alliance checks. Marsh explained what those checks were for.

VIII. Maintenance Director- 97 workorders, 14 refurb, 37 HQS inspections completed.

IX. Bedrock- No report

X. Attorney- there was a Turner tenant email complaint about being watched/stalked by the office staff. There are several units at Turner with high traffic and visitors who have been identified by the JPD. Melissa simply called a tenant to let her know about the apartment she had visited and instead of the tenant just saying thank you she got mad and wants to turn it into HUD and say it's a HIPAA violation. I just wanted to let you all know she can call whoever she wants to, but staff did nothing wrong.

- XI. Old Business-** Rosemary Grace made a motion to approve Jess Electric to do the electrical work at VAS in the amount of \$15,000 2nd by Len Pinney.
Ayes- 3 Nays- 0
- XII. New Business-** Rosemary Grace made a motion to approve Resolution #964 - changes to the lease so that it conforms with the ACOP, 2nd by Len Pinney.
Ayes- 3 Nays- 0
Approval of Resolution 965, maintenance charge sheet, was tabled until the next meeting pending some more changes.
- XIII. Closed Session-** Motion by Len Pinney at 4:41 pm to go in closed session for the discussion of possible sale of land. Ayes- 3 Nays- 0 Out of closed session at 4:49 pm
- XIV. Comments- no comments**
- XV. Adjournment- 4:49 p.m.**
Rosemary Grace made the motion to adjourn, 2nd Len Pinney.
Ayes- 3 Nays- 0

Secretary _____

Chair _____