

**Minutes of
MORGAN COUNTY HOUSING AUTHORITY
SPECIAL BOARD MEETING
TUESDAY MAY 17, 2022
AT 1:00 PM**

The special meeting reconvened at 1:00 pm on Tuesday May 17, 2022 and called to order by Chair Mary English at Gilmore Estates.

Roll Call-

Present: Commissioners Mary English, Len Pinney, Tom Winner
Also present: MCHA staff members Melissa Marsh, Chris Elliott
Absent: Rosemary Grace, Jared Hopper

Approval of the Agenda-

Motion to approve the agenda, Tom Winner; 2nd, Len Pinney
Motions passed 3-0

Public Comment-

None

New Business-

- There was no public comment for Capital Fund
- Chris Elliott called and got references for the quotes on the Turner High Rise roof and also checked with the Better Business Bureau. Five Star Roofing was the lowest at \$83,300 with a 20-year warranty.
Tom Winner made a motion to approve Five Star Roofing for \$83,300; 2nd, Len Pinney
Motion passed 3--0
- 2022 Capital Fund amendment approval in the amount of \$1,346,766.00
Tom Winner made a motion to accept the Capital Fund amendment; 2nd, Len Pinney
Motion passed 3-0

Closed Session-

Adjournment- 1:06 pm

Len Pinney made a motion to adjourn; 2nd, Tom Winner
Motion passed 3-0

Melissa Marsh
Mary English

**Morgan County Housing Authority
Special Meeting Agenda
May 17, 2022 @ 1:00 pm
(reconvene)
Gilmore Estates Jacksonville, IL**

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.

Call to Order-

Roll Call-

Approval of the Agenda-

Public Comment-

New Business-

- Public comment for Capital Fund
- Approval of Turner roof quotes
- Acceptance of the Capital Fund Program amendment

Closed Session-

Adjournment

Minutes of
MORGAN COUNTY HOUSING AUTHORITY
SPECIAL BOARD MEETING
MONDAY MAY 16, 2022
AT 1:00 PM

The special meeting was called to order at 1:00 pm by Chair Mary English at Gilmore Estates.

Roll Call-

Present: Commissioners Mary English, Len Pinney
Phone: Jared Hopper
Also present: MCHA staff members Melissa Marsh, Chris Elliott
Absent: Rosemary Grace, Tom Winner

Adjournment-

No quorum present meeting will reconvene at 1:00 pm on Tuesday at 1:00 pm at Gilmore Estates

Melissa Marsh
Mary English

**Morgan County Housing Authority
Special Meeting Agenda
May 16, 2022 @ 1:00 pm
Gilmore Estates Jacksonville, IL**

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.

Call to Order-

Roll Call-

Approval of the Agenda-

Public Comment-

New Business-

- Public comment for Capital Fund
- Approval of Turner roof quotes
- Acceptance of the Capital Fund Program amendment

Closed Session-

Adjournment -1:10 p.m.

*reconvene at 1:00 p.m. on 5/17/22 due to no quorum present

**Morgan County Housing Authority
Special Meeting Agenda
May 16, 2022 @ 1:00 pm
Gilmore Estates Jacksonville, IL**

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.

Call to Order-

Roll Call-

Approval of the Agenda-

Public Comment-

New Business-

- Public comment for Capital Fund
- Approval of Turner roof quotes
- Acceptance of the Capital Fund Program amendment

Closed Session-

Adjournment

*No quorum
reconvene
5/17*

MORGAN COUNTY HOUSING AUTHORITY
REGULAR MEETING MINUTES
05/12/2022

I. Call to Order

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

II. Roll Call

Present: Commissioners-Mary English, Tom Winner, Len Pinney
Telephone-Jared Hopper (joined late) Absent- Rosemary Grace

Also present: Eric Hanson-Attorney, Jason Race-Bedrock, Melissa Marsh-
Executive Director, Chris Elliott- Maintenance Director

III. Approval of the Agenda

Tom Winner made the motion to approve the agenda with a second from Len Pinney.
Ayes- Mary English, Tom Winner, Len Pinney
Nays- 0 Absent-Jared Hopper, Rosemary Grace

IV. Consideration and approval of the April regular meeting minutes

Tom Winner made the motion to approve the April 14, 2022 regular meeting minutes with a second from Len Pinney.
Ayes-Mary English, Tom Winner, Len Pinney
Nays- 0 Absent-Jared Hopper, Rosemary Grace

V. Public Comment- None

VI. Executive Director Report

- Occupancy is at 95% as of 5/12/22
- 18 applications for April
- 15 new vouchers have leased up for the month of April. 26 out looking for a unit. 75 people still on the list that have not responded
- Received a total of \$11,291.96 form ILRPP payment

VII. Finance Report

- Discussion of the check registers and a few board members would like to see it in bigger font and group together differently.
- Discussion of the Money Market accounts and cd's

VIII. Maintenance Director

- 101 completed work orders, 7 refurb
- Roof at Turner needs to be replaced/fix have received 3 quotes and will call to get references for all 3.
- Prepared for REAC inspections. Working on a plan to incorporate pre-REAC inspection into the regular inspections in order to cut down on some of the findings

IX. Bedrock-

- Discussion about the new Yardi software and how we will be phasing out Loucks and Schwartz.
- Section 8 program is up to 150 vouchers being used at the end of April.
- Explanation of the Section 8 offset and the recapture of funds

X. Attorney

XI. Old Business-

XII. New Business- 2 of the Scattered Sites being used as group homes need to be changed to single family homes because HUD does not allow PH to operate group homes.

Tom Winner made a motion to approve Resolution #957 2nd by Len Pinney.

Ayes- Mary English, Tom Winner, Jared Hopper, Len Pinney

Nays- 0 Absent Rosemary Grace

XIII. Closed Session

XIV. Comments

XV. Adjournment- 4:43 p.m.

Tom Winner made the motion to adjourn, 2nd by Len Pinney

Ayes- Mary English, Tom Winner, Jared Hopper, Len Pinney

Nays- 0 Absent Rosemary Grace

Secretary

Melina Marsh

Chair

Mary E English