**MORGAN COUNTY HOUSING AUTHORITY**

**REGULAR MEETING MINUTES**

**4/13/2023**

**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.**

1. **Call to Order**

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

1. **Roll Call**

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

Also present: Eric Hanson-Attorney, Melissa Marsh-Executive Director, Chris Elliott- Maintenance Director and Jason Race (Bedrock) by telephone.

1. **Approval of the Agenda**

Jared Hopper moved to accept the agenda with a 2nd from Len Pinney.

Ayes-5 Nays- 0

1. **Consideration and approval of the March 9, 2023 regular meeting with the following corrections:** finish the sentence under the Attorney Report and take the “s” off mean under the Executive Director Report. Jared Hopper moved to accept with corrections with a 2nd from Tom Winner. Ayes-5 Nays- 0
2. **Public Comment- none**
3. **Executive Director Report-** Occupancy is at 96%, Section 8 has 169 vouchers leased and 5 currently on the street looking. The Executive Assistant, Dusti Haley, begins work on 4/17/23. We purchased a Transit Van from York Tire for the custodians to use and the large van went to Kyle for carpet cleaning machine and equipment. All staff will be attending the IAHA Clinic April 19-21. The neighbor behind the Clay St house wants us to purchase a fence. I suggested to the board that is something we should not get started, but he could purchase his own fence if he wishes, the board agreed.
4. **Finance Report-** Mary asked whatAscensus was and ED explained it was the Third-Party Administrator for Cobra claims that was called BPC. Jason commented that utility expenses are out of control. Still have plenty of reserve that needs to be spent. Utilities and maintenance are the highest expense that we need to look at.
5. **Maintenance Director-** 108 workorders completed, 14 refurbs for March, 23 HQS inspections and mowing is in full swing.
6. **Bedrock-** No report
7. **Attorney-** No report
8. **Old Business-** Jared Hopper resolved to approve Resolution #975 the A&E Addendum to Standard Form of Agreement with a 2nd from Rosemary Grace

Ayes- 5 Nays- 0

Jared Hopper resolved to approve Resolution #976 Approval of the disposition of 575 Brooklyn Ave and 420 S West with a 2nd from Rosemary Grace.

 Ayes- 5 Nays- 0

1. **New Business-** Attorney Hanson wanted to inform the Board members about a previous tenant that filed a lawsuit against the Housing Authority about a year ago. The tenant claimed that previous administration improperly locked her out of her unit, the judge agreed and told the Housing to let her back in. That does not happen anymore and things have changed since Melissa became the new Director. The case was up for hearing last month for damages which went before the judge. The Legal Aid Attorney forwarded what the tenant was seeking for damages which was $5 million dollars or turn all the properties over to her. The judge ended up awarding her $300.
2. **Closed Session-**
3. **Comments-** Jared Hopper commented at the beginning of the meeting that he drove around the properties and wanted to comment on how great they looked. VAS looked great and did not see any trash.
4. **Adjournment- 4:01 p.m.**

Jared Hopper made the motion to adjourn, 2nd Len Pinney.

Ayes- 5 Nays- 0

Secretary\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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