

Whitefish Housing Authority

Minutes of Board Meeting
January 21, 2015
12:00 pm Start 5:30 pm Adjourn

Meeting held at the National Parks Realty, Whitefish

Type of meeting: Regular Board Meeting	Staff Present:	Lori Collins, Executive Director
Attendees:	Myrna Fleming, Ralph Ammondson, Sandra McDonald, John Middleton and Bill Mulcahy	
Absent:	Linda Miller - Excused	
Public:	None	

AGENDA**I. APPROVAL OF MINUTES Chair**

The December minutes were adopted.

Motion to Accept by: Sandra McDonald	Seconded by: John Middleton
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All voted in favor.

II. PUBLIC COMMENT

None.

III. OLD BUSINESS

Chair

Executive Director Contract / Review:

Discussion: A contract was offered to the director for salary. The discussion will continue at the next board meeting to complete the review, work out the salary and bonus payment structure and sign a contract.

IV. EXECUTIVE DIRECTOR REPORT

Lori Collins

a. Public Housing

Discussion: The director reported that the MVM is fully occupied with no vacancies. Maintenance is going well and no issues to report.

b. Housing Choice Vouchers

Discussion: The director reported that 16 vouchers are leased up. This program is going well and there is nothing to report at this time.

c. Financials:**1. Current Monthly and Year-to-Date Reports**

Discussion: The monthly financial reports were included in the board pack. The following items were discussed:

No specific discussion was had on the current financials; no one had any specific concerns or questions.

d. Other PHA Business**1. Annual Goal Setting / Five Year Plan**

Discussion: The discussion began with an overall, broad report of goals and items related to large projects relating to maintenance at the Mountain View Manor and the approximate costs to complete these projects. This section of the meeting was attended by Jeff from the Maintenance Department. Large project items were discussed as well as the cost and how to raise or spend the funds on hand. This discussion will feed directly into the Five Year Plan that is due to HUD by April 2015. Of note was the signing of the boiler replacement contract with Johnson Controls and the time frame and cost to replace the roof. Other items were the replacement of the front room/lobby windows and the use of a possible grant from Flathead Electric, replacement of the community room floor, a fix for the front parking lot drainage issue, replacing the interior

lights so that they are not on all night long with high wattage florescent lights and replacement of apartment units kitchen cabinets.

The second half of the discussion was related to all things non-PHA. The following are items that the board would like to see happen: A new permanently affordable, equity share homeowner to shop on the open market, rehab work on two of our current permanently affordable homes, a website, a newsletter, a discussion on the equity share currently being used in our homeownership program and the possibility of a discussion with the City regarding Mandatory Inclusionary Zoning.

This discussion will be ongoing as it relates directly to the Five Year Plan due to HUD by April 2015.

V. <u>Homeownership & Development</u>	Chair	
a. Update on Current Projects		
None		

VI. <u>OTHER BUSINESS / Commissioner Comments</u>	Chair	
<ul style="list-style-type: none">• The commissioners would like to have the following items on next month's agenda:<ul style="list-style-type: none">- By-Laws and Articles of Incorporation for WHA- Tenancy Criteria for the Mountain View Manor- General Policy's		

VII. <u>ADJOURN</u>		
The meeting adjourned at 5:30 p.m.		

Signature below signifies adoption of the minutes.

Lo Puris 3/18/15
Executive Director Date

Myma J. Fleming 3/18/15
WHA Board Chair Date