

Whitefish Housing Authority**Minutes of Board Meeting****May 18, 2016****4:00 pm Start 5:50 pm Adjourn**

Meeting held at the Mountain View Manor, Whitefish

Type of meeting: Regular Board Meeting	Staff Present:	Lori Collins, Executive Director
Attendees:	Myrna Fleming, Ralph Ammondson, Bill Mulcahy, Alison Young, John Middleton and Ben Davis	
Absent:	Robert Fitzgerald, excused	
Public:	None	

AGENDA**I. APPROVAL OF MINUTES Chair**

The April minutes were adopted with one typo noted.

Motion to Accept by: Bill Mulcahy

Seconded by: Alison Young

All voted in favor.

II. PUBLIC COMMENT

None

III. OLD BUSINESS**Chair****a. By-Laws**

Discussion: After some discussion regarding the changes supplied by a commissioner, the director was asked to make all changes and additions and re-send to the board for adoption at the next meeting.

IV. EXECUTIVE DIRECTOR REPORT**Lori Collins****a. Public Housing***Discussion:*

The director reported that the MVM had no vacancies but was expecting two by months end. All was good in the building with regards to maintenance.

A discussion was had on the validity of installing security cameras. At issue was the cost. We received two bids: (1) \$44,000; and (2) \$20,000. The board will discuss this issue further at a meeting to determine the priority of each MVM project.

A discussion was had on whether or not WHA had liability insurance in case of a law suit brought against the housing authority and board members. A board member will follow up on this with the director.

b. Housing Choice Vouchers

Discussion: The director reported that 16 vouchers are leased up.

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 discussion was had on the PH or HO&D budget. We are right on track for year end and are going into the new fiscal year with a healthy cushion of reserve funds.

d. Other PHA Business**1. FYE 2017 Budget**

Discussion: The director reported a couple of changes that were made relating to the Sundry portion of the budget to include cell phone stipends. The director will make the changes and send to the board as soon as possible to allow for time to look over and adopt at the next meeting.

V. <u>Homeownership & Development</u>	Chair	
a. Update on Current Projects		
<ul style="list-style-type: none"> • <u>Affordable Rentals Covenant and Agreement</u>: This legal document as now been finalized by the City of Whitefish, the Planning Department, the City Attorney and the Whitefish Housing Authority. The director will forward the completed document to the board when it is completed. • <u>Interviews with Housing Needs Document Applicants</u>: The director reported that she will be participating in the interview process for the four firms that were chosen to apply for the job of completing a Housing Needs Assessment and potentially the Strategic Plan portion of work for the Workforce Housing Task Force. She will report back on this process at the next meeting. 		

VI. <u>OTHER BUSINESS / Commissioner Comments</u>	Chair	

VII. <u>ADJOURN</u>		
The meeting adjourned at 5:50 p.m.		

Signature below signifies adoption of the minutes.

[Signature] 6/22/16
 Executive Director Date

[Signature] 6/22/16
 WHA Board Chair Date