

~~Sept 9~~
Sept 9.

7

additional: Dennis Zickman.

Caldwell Post Master: Dennis Zickman agreed to deliver the mail to Farmway Village. The Housing Authority will purchase the P.O. boxes and ~~adjust~~ ~~adjust~~ make them fit in the office lobby. A Motion made by Camilo Lopez + seconded by Lew Kerfoot to accept the above. Motion carried.

New Apartments The Commissioners agreed to encourage all residents to place only patio ~~and~~ furniture + barbecue on their patios. No water beds to be permitted on second floors. Tenants can put their own carpet in bedrooms. A small ID ticket for the inside of rear windows will be purchased and used for tenants only. Color will change each year.

Financial Statement: A motion made by
Dave Cornwell + seconded by Emilio Lopez
to approve the Financial statement for July,
1992.

Oil Changes No oil or filter changing
is ~~permitted~~ permitted. Repeated violation
will be grounds for eviction. 10/25

Commissioner mtg.
Sept 9-92

Present all (less Tim Batt)
additional - Dennis Zeckman Postmaster, Cadd.

1. Dennis explained P.O. will deliver
and put in Boxes

OR U.S. Later

(check on back door for Boxes)

1. get with Contractor
to adjust office for Boxes

Measures. 1. Camilo motion carried
2. Lewis

2. patio furniture + barbecue (Not storage)
- only - Rules + Regs.

waterbeds not on 2nd floor.

(Can add ~~an~~ own carpet in Bedrooms) + Removal

small permit 3x3

(Expiration day)

~~F.W.V.~~
~~Fireway cottage~~ (Treasure craft)

Approved parking

1993

New color yearly

3. financial statement

1. Dave

2. Carlos

Carroll

~~July 2~~
July

4.

OSI changes

Reported violations grants for evictin

(No OSI or filter change)

(study a area for changing)

(dog)
5

~~Architect progress report.~~

~~1. Carlos~~

~~2. Low~~

~~Carroll~~

Is there lighting for parking area?

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232

COMMISSIONERS MEETING

A G E N D A

September 9, 1992

1. Post Office boxes for office
Caldwell Postmaster - Dennis Zechmann present
2. Items permitted for house patios
3. Architect progress reports
4. *Financial Statement - July*

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
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COMMISSIONERS MEETING

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1. Post Office boxes for office
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2. Items permitted for house patios
3. Architect progress reports
4. *Financial Statement - July*

Office of the

Sheriff

Canyon County

GARY W. PUTMAN
Sheriff

1115 Albany Street
Caldwell, Idaho 83605
(208) 454-7531

August 14, 1992

TO: MR. DAVID LINDEN, HOUSING AUTHORITY OF CALDWELL

FROM: MR. GARY W. PUTMAN, SHERIFF
CANYON COUNTY, IDAHO

David Linden
Housing Authority of Caldwell
Farmway Road

Dear David;

Lieutenant Chris Smith, of the Canyon County Sheriff's Office, has informed me that the housing authority of Caldwell has expressed an interest in subsidizing a deputy's housing.

Should this occur, I will make every effort to retain the services of a bilingual deputy of hispanic extraction to reside at the Farmway Village.

Further details may have to be discussed and resolved as our office would of course require that said deputy be assigned to regular duties. I would expect that you would want to make an arrangement wherein should he be required to work additional hours, because of housing authority concerns, your subsidy would be taken in consideration thereof.

In short, I am sure that this proposal can be worked out for the benefit for all concerned without an increase in overtime costs for this county.

Sincerely,

Gary W. Putman
Canyon County Sheriff

GWP;jy



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

2995 N. COLE RD. • SUITE 280
BOISE, IDAHO 83704 • (208) 377-2870
FAX (208) 322-5886

INSPECTION NO.: TWENTYONE
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: SEPTEMBER 2, 1992
TIME: 4:00 P.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: CLEAR, 90 DEGREES
PRESENT ON SITE: WORK IS STOPPED FOR THE DAY

SHEETROCKERS

WORK IN PROGRESS:

COMPLEX A:

BLDG. A-1 SIDING IN PROGRESS; READY TO SET TRUSSES; SHIMS AT HEADERS BEGUN, NEED SHIM ALSO AT INTERIOR LOAD-BEARING HEADERS
BLDG. A-2 SHINGLES STOCKED ON ROOF; SIDING COMPLETE; ELECTRICAL & PLUMBING ROUGH-IN IN PROGRESS; SHIMS IN PROGRESS
BLDG. A-3 ROOF IS SHEATHED; HURRICANE CLIPS IN PLACE; SHIMS IN PROGRESS; PLUMBING AND ELECTRICAL ROUGH-IN HAS BEGUN.
BLDG. A-4 SHINGLES STOCKED ON ROOF; SIDING COMPLETE; WALLS INSULATED & VAPOR BARRIER INSTALLED; SHEETROCKING BEGINNING. COVER IS APPROVED; SHIMS ARE IN PLACE AS REQUIRED. INSULATION IS BEING PLACED OVER OVERHEAD PLUMBING.
BLDG. A-5 ROOF IS DRY SHEETED; PLUMBING AND ELECTRICAL ROUGH-IN IN PROGRESS; SHINGLES STOCKED ON ROOF; HURRICANE CLIPS IN PLACE; SHIMS IN PROGRESS.

COMPLEX B:

BLDG. B-1 SHEETROCKED; SHINGLES COMPLETE; PAINT NEARLY COMPLETE.
BLDG. B-2 INTERIOR PAINT IN PROGRESS; CABINETS STOCKED IN BLDG.; READY FOR COMPLETION OF EXT. PAINT.
BLDG. B-3 TAPED AND TEXTURED, READY FOR PAINT BUILDING IS LOCKED AND SECURE.
BLDG. B-4 SHEETROCK TAPED TAPING IN PROGRESS
BLDG. B-5 BUILDING IS LOCKED AND SECURE; READY FOR SHINGLES.

COMPLEX C:

BLDG. C-3 FIRST FLOOR FRAMED
BLDG. C-4 NO CHANGE
BLDG. C-5 FRAMING OF EXTERIOR WALLS IS IN
PROGRESS

OFFICE/LAUNDRY BLDG.: ROOF IS DRY SHEETED;
SHINGLES STACKED ON ROOF; SIDING ESSENTIALLY
COMPLETE; INSTALLATION OF HURRICANE CLIPS IS IN
PROGRESS; SHIMS IN PROGRESS; BUILDING IS
CURRENTLY FILLED WITH CABINETS.

MASONRY BUILDINGS: REMOVAL OF EXISTING
ROOFING AND REROOFING IS CONTINUING.

STORAGE BUILDINGS: FOOTINGS AND FOUNDATIONS HAVE
BEEN POURED FOR ALL THREE STORAGE BUILDINGS.

SITE: A COMPLEX - PARKING AREAS HAVE BEEN CUT;
NORTH PARKING CURBS AND WALKS ARE POURED
SITE: B COMPLEX - CONCRETE CURBS AND WALKS HAVE
BEEN POURED AT EAST AND WEST PARKING LOTS

OBSERVATIONS: WORK IS CONTINUING ON SITE. OVERALL QUALITY OF
THE WORK IS GOOD. FRAMING IS PROGRESSING AT COMPLEX A; INSULATION
AND SHEETROCKING HAVE BEGUN AT COMPLEX A. FINISHES ARE
CONTINUING AT COMPLEX B. WORK ON SOFFITS IS READY TO BEGIN.
ANCHOR BOLTS AND SILL PLATE ANCHORS ARE BEING INSTALLED AS WORK
PROGRESSES.

ACTION REQUIRED: 1) CONTRACTOR IS INSTALLING HARDWOOD SHIMS
WHEREVER GAPS EXIST BETWEEN HEADERS AND TRIMMERS. ARCHITECT WAS
ADVISED BEFORE SHEETROCKING BEGAN IN BUILDING A-4.

2) AT COMPLEX A ASSURE THAT GYPSUM BOARD IS INSTALLED ON
PARTY WALLS PRIOR TO SETTING SHOWERS.

3) BUILDING A-4 ASSURE THAT ATTIC INSULATION STOPS ARE
INSTALLED TO PROVIDE 2" FREE VENT AREA BETWEEN INSULATION STOP
AND SHEATHING.

4) BUILDING B-2 CHECK INTERIOR PAINT FOR COVERAGE; ASSURE
THE PROPER NUMBER OF COATS ARE BEING APPLIED.

5) TEMPERED GLASS HAS BEEN CORRECTED AT ALL BUT ONE UNIT;
UNIT NO. 220 HAS NOT YET BEEN CORRECTED. CONTRACTOR WILL CORRECT
THIS BUILDING WHEN BROKEN WINDOWS ARE REGLAZED. THERE ARE NOW AT
LEAST SIX BROKEN WINDOWS ON SITE.

6) EXTERIOR SIDING AT COMPLEX B WILL BE A SINGLE COLOR.
COLORS WILL BE CORRECTED TO CONFORM WITH APPROVED COLOR SCHEDULE.

INSPECTION REPORT NUMBER TWENTYONE

Page 3 of 3

7) CHECK SPACING OF SCREWS IN GYP. BD., TYPICAL ALL UNITS AT COMPLEX A.

8) ASSURE THAT LOW ROOFS OF TWO STORY BUILDINGS ARE PROVIDED WITH ROOF VENTS AS INDICATED ON THE DRAWINGS. ASSURE THAT LOW ROOFS OF TWO STORY BUILDINGS ARE PROVIDED WITH ATTIC ACCESS PANELS.

ACTION REQUIRED - GENERAL: CONTRACTOR TO INSTALL HURRICANE CLIPS AT EACH TRUSS AND AT GABLE ENDS AS REQUIRED BY THE DRAWINGS. VERIFY THAT REQUIRED BACKING IS IN PLACE AT ACCESSIBLE/ADAPTABLE BATHROOMS; PROVIDE SOLID BACKING FOR TOWEL BARS, GRAB BARS, HANDRAILS, AND WHERE DOOR HARDWARE STRIKES WALLS; ASSURE THAT SOLID FIRE BLOCKING IS IN PLACE AS REQUIRED; ASSURE THAT FRAMING ALLOWS FULL DOOR SWING WITHOUT DOOR HARDWARE STRIKING ADJACENT WALLS.

PROVIDE HARDWOOD SHIMS AT ALL HEADERS WHERE GAPS OCCUR BETWEEN HEADER AND TRIMERS. ASSURE THAT TEMPERED GLASS IS INSTALLED AT WINDOWS LOCATED WITHIN 24 INCHES OF DOORS. ASSURE THAT SILL PLATES ARE ANCHORED WITHIN 12 INCHES OF EACH END OF SILL PER UBC. VERIFY SPACING OF NAILING AT PLYWOOD SIDING / ASSURE THAT NAIL HEADS DO NOT BREAK SURFACE OF MDO SIDING / SEAL RAW EDGES OF PLYWOOD SIDING IF EXPOSED TO MOISTURE.

ASSURE THAT REQUIREMENTS OF IDAHO POWER/GOOD CENTS ARE COMPLIED WITH AS INSULATION/CAULKING BEGIN AT COMPLEX B.

ASSURE THAT INSULATION STOPS IN ATTICS ARE LOCATED TO ALLOW MAXIMUM INSULATION THICKNESS AT EXTERIOR WALLS. 2" FREE VENT AREA IS REQUIRED ABOVE INSULATION.

ASSURE THAT REQUIRED VENTS LOCATED IN BEDROOM CLOSETS ARE VENTED TO THE EXTERIOR AS INDICATED ON THE DRAWINGS.

CC: FMHA - CALDWELL; FMHA - STATE OFFICE; OWNER; CONTRACTOR

A handwritten signature in black ink, appearing to be "D. Miller", is written over the bottom of the page.

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE SEVEN MONTHS ENDED JULY 31, 1992



Ripley, Doorn & Co.

Certified Public Accountants

Partners of the Firm

Gary Doorn, CPA
Mark J. Flitton, CPA
Michael O. Groff, CPA
Michael E. Huter, CPA
Ronald J. Lauer, CPA
Ted Stimpson, CPA

Board of Commissioners
Housing Authority of the City of
Caldwell
Caldwell, Idaho

We have compiled the accompanying statements of revenues and expenditures for the seven months ended July 31, 1992, and the supplemental schedule of cash balances for the current month of the Housing Authority of the City of Caldwell, Idaho, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements and supplemental schedules information that is the representation of management. We have not audited or reviewed the accompanying financial statements and supplemental schedules and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit all the disclosures, fund balance sheets, statements of transfers and cash flows and changes in fund balance and other equity accounts required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements they might influence the user's conclusions about the Housing Authority's financial position. Accordingly, these financial statements are designed for those who are informed about such matters.

Ripley Doorn & Co.

August 25, 1992

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE SEVEN MONTHS ENDED JULY 31, 1992
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1992 BUDGET	REMAINING BUDGET
Dwelling rent	\$26,826	\$167,796	\$265,000	\$ 97,204
Non-dwelling rent	540	3,843	6,480	2,637
Other project income	29	99	1,200	1,101
Interest income	218	3,314	4,500	1,186
Total revenues	\$27,613	\$175,052	\$277,180	\$102,128

STATEMENT OF EXPENDITURES
FOR THE SEVEN MONTHS ENDED JULY 31, 1992
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1992 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,107	\$ 23,087	\$ 35,200	\$ 12,113
RM & R salaries	3,818	23,915	36,740	12,825
Electricity	471	3,700	8,500	4,800
Unemployment tax		1,407	2,250	843
State retirement & FICA	1,294	7,537	11,899	4,362
Other management expense	1,264	5,758	8,000	2,242
Water, irrigation		855	1,850	995
Insurance - Blue Cross	1,696	8,448	14,236	5,788
Insurance - other	2,176	11,328	18,200	6,872
Legal and accounting		5,605	8,750	3,145
Repairs and maintenance	1,975	33,482	42,926	9,444
RM & R contract labor	700	4,600	13,720	9,120
Debt retirement			30,753	30,753
Debt reserve		23,496	44,156	20,660
Bank charges	63	490		(490)
Equipment		4,065		(4,065)
Total expenditures	\$17,564	\$157,773	\$277,180	\$119,407

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED JULY 31, 1992
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$85,119	\$100	\$ 492	\$ 8,269	\$943
Deposits:					
Operations	44,402		19,771		
Change fund	19,728				
Interest	172			22	
Transfers				4,037	
Disbursements:					
Operations	(48,206)			(10)	
Change fund	(19,771)		(19,728)		
Transfers	(4,131)				
End of month	77,313	<u>\$100</u>	<u>\$ 535</u>	<u>\$12,318</u>	<u>\$943</u>
Less: Accounts payable	(15,613)				
Available after payment of current period payables					<u>\$61,700</u>

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ (94)	\$2,321		\$63,296
Deposits:				
Operations	143,045			
Transfers	94			
Interest	25			
Disbursements:				
Operations	(143,057)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 13</u>	<u>\$2,321</u>		<u>\$63,296</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE SEVEN MONTHS ENDED JULY 31, 1992

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
3-9-92	Aqua-Aerobic Systems, Inc. 5 HP Aqua Jet Aerator Anti-erosion Assembly Freight	\$ 4,440.00 230.00 350.00
3-10-92	B & A Engineers, Inc. Site Survey	4,000.00
4-10-92	Idaho Press Tribune Advertise for Bids	66.00
4-23-92	NW Bridge & Tank - Deposit Work on Elevated Water Storage Tank	5,000.00
4-8-92	Idaho Press Tribune - Advertise	66.00
4-28-92	Idaho Statesman - Advertise	114.00
4-30-92	Materials Testing Corp. Daily Inspection Summary	2,619.53
5-5-92	NW Bridge & Tank Balance on Storage Tank	30,648.00
5-5-92	Holladay Engineering Water Tank Review	371.50
5-26-92	Consolidated Supply	97.50
6-10-92	Alchem Lab	75.90
6-10-92	Holladay Engineering Water Tank & System Review	623.25
6-10-92	Idaho Statesman - Advertise	84.00
7-10-92	Gigray, Miller - Legal	45.00
7-10-92	Holladay Engineering Water Tank Review	1,271.00
7-10-92	Idaho Power - 60 Unit Service	2,771.00
7-10-92	JUB Engineering Time & Materials	501.07
7-10-92	Twin Cities Electric Install Meters @ Sewage Plant	239.82

HOUSING AUTHORITY OF THE CITY OF CALDWELL

STATEMENT OF CONSTRUCTION EXPENDITURES
FOR THE SEVEN MONTHS ENDED JULY 31, 1992

CONSTRUCTION COSTS - REIMBURSABLE (CONTINUED):

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
7-10-92	Alchem Lab Effluent Analysis	\$ 652.00
7-24-92	U.S. West Communications Provided Entrance Facilities	5,120.00
8-10-92	C.R. Higer Plumbing	1,323.68
8-10-92	Holladay Engineering Water Tank Review	113.50
8-10-92	Irrigators Lumber	651.00
8-10-92	JUB Engineering Time and Materials	1,002.15
8-10-92	Materials Testing Asbestos Air Monitoring	2,921.63
8-10-92	Twin Cities Electric Wiring Installation and Materials	<u>2,055.11</u>
	Total	<u>\$67,452.64</u>

BUILDINGS UNDER CONSTRUCTION:

5-11-92	Crowder Associates	Architectural Services	\$ 81,801.00
5-15-92	West One Bank	Interim Financing Fee	1,000.00
6-3-92	The Russell Corp.	Site Work	112,950.00
6-30-92	The Russell Corp.	Site Work & Construction	198,249.00
7-7-92	The Russell Corp.	Site Work & Construction	137,721.00
7-14-92	Crowder Associates	Architectural Services	<u>5,309.00</u>
	Total		<u>\$537,030.00</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL

STATEMENT OF CONSTRUCTION EXPENDITURES
FOR THE SEVEN MONTHS ENDED JULY 31, 1992

CONTRIBUTIONS AND EXPENDITURES:

1-1-92	First Interstate Bank	Contribution to Purchase Playground Equipment	\$ 500.00
5-28-92	U.S. West Communica- tions	Contribution to Purchase Playground Equipment	5,000.00
6-16-92	Ron Hills	Basketball Court Expense	(25.20)
8-10-92	Pacific Steel	Materials	<u>(148.36)</u>
	Balance		<u>\$5,326.44</u>

Comman 155 (over) 11119
Sept 9, - 1992

Sept 16 Reg Mtg
Cancelled (no business)
all members contacted