

**Caldwell Housing Authority
April 7, 2009 Regular Meeting**

Minutes

Board Members Present:

Estella Zamora, Dana Schuck, Sid Freeman, Patricia Benedict, Andy Rodriguez, Jim Blacker

Staff Present: Mike Dittenber

Members Absent:

Guest: Jared Zwygart, Bailey and Company

Location: Bent Fork Restaurant

In Order of business:

1. Roll call and call to order

Andy called the meeting to order at 12:03pm

2. Review of March Minutes

Andy asked if everyone got a copy of the minutes. Andy then asked if there was a motion to approve the March minutes. Sid made a motion, seconded by Jim and unanimously approved by those present at 12:04pm.

Andy asked if the agenda could be changed to hear from Jared of Bailey and Company regarding the 2008 audit before proceeding with the agenda.

Special Report

Jared reviewed the audit with the Board of Directors. He spoke first of the assets of the Housing Authority and then the income and expenses of the Housing Authority. Jared explained the CHA has a negative (-)34,000 cash-flow last year. CHA's deferred a loan payment to IHFA was the only reason CHA was able to maintain positive cash flow throughout the year. Jared said he was able to confirm with IHFA their consideration of the loan deferment.

Jared also indicated there were some small issues regarding separation of duties that CHA needed work on, but his experience was that most small organization have the same difficulties delineating financial responsibilities to reduce risk of financial misstatements. Overall, Jared indicated CHA's financial reporting system was sound and accurately represented the financial situation at CHA.

Estella (who arrived at the beginning of the Jared's presentation) asked if there was a motion to accept the audited financial statement. Motion made by Sid, seconded by Andy, and unanimously approved by the Board at 12:30pm.

3. Financial Report

Mike again stated that Ayde was absent from the meeting. This time because of a dentist appointed Ayde had to fix a broken crown. Mike reported to the Board on the new budget for The Housing Authority's 2009 budget and the financials for the month ending February 28, 2009. Mike reported that some of the areas CHA is over on are maintenance and repairs supplies and he will keep an eye on that situation. The other operating expenses are capital improvements which are expenses that we have to put somewhere, but don't know right now where to code them.

Mike informed the Board that CHA spent \$6,300.00 more than anticipated as of the end of February.

Estella asked if there were any questions about the budget. There were none, and Estella asked for a motion to accept the monthly financials. Motion by Jim, seconded by Sid, and unanimously approved by the Board of Directors at 12:40pm.

4. Director's Report

Mike spoke briefly about the need to revisit the lease agreement and to place new parking stickers on vehicles. Mike then explained his efforts in working with DOL to place summer workers at CHA. Mike asked for a resolution from the board to hire summer help, but Andy suggested a motion was not necessary and temporary staffing was a management issue and the Board shouldn't get involved.

Mike spoke of the great success of the United Way project, and that many needed projects were completed. Estella commented how rewarding it was for her to be involved, and how many of the kids had misconceptions about the quality of life at the Housing Authority. Estella suggest Mike place a guest opinion or a "Cheer" in the Caldwell newspaper.

Mike then spoke of his efforts regarding the proposed legislation, and asked the Board to vote on the following resolution:

The Board of directors of the Caldwell Housing Authority expresses support for statewide legislation that empowers public housing managers in sustaining "for cause" evictions."

There was much discussion involving the resolution as proposed. Estella suggested the resolution needed to focus more on "rights and due process" and that could be achieved by providing a little more attention to the wording. Sid suggested language that emphasized protecting the rights of "law-abiding" tenants. Jim indicated that maybe a little more time was needed to think about the resolution. He said it was important that

everyone buy-off on the resolution so that in the end, everyone could support the resolution, and possibly the legislation. Mike expressed his frustration by saying that most people privately support the legislation, but in public, or when requested to provide written support for the legislation, get cold feet or say something contrary to what they say in private. He indicated Legal Aid doesn't want to weigh in, nor does Richard Mabbutt of the Intermountain Fair Housing Council, and many others. Andy suggested contacting Idaho Legal Aid and the IFHC and invite them to a meeting where they might be able to suggest how CHA could evict bad tenants.

Dana indicated that most Board Members already supported the resolution, and wanted to know if this was an effort to clarify the resolution by making it something everyone could support. Mike agreed that the majority of the Board already approved the resolution, but he wanted to discuss the issue one more time to see if he couldn't get everyone's support. Sid said that he would like to see a resolution with the suggested changes. Mike indicated he would make some changes to the resolution and sent it out to everyone for approval. The corrected resolution reads:

“Caldwell Housing Authority supports legislation that will result in, and provide for safe housing, the protection of tenant rights, and improve and preserve the quality of life for all individuals.”

NOTE: this resolution was approved (unanimously) via e-mail responses by/on:

- Dana Schuck—April 15
- Estella Zamora—April 14
- Sid Freeman—April 14
- Jim Blacker—April 13
- Andy Rodriguez—April 13
- Patricia Benedict—April 11

At the conclusion of the discussion about the resolution, Dana volunteered to work with Mike to invite Idaho Legal Aid and the Intermountain Fair Housing Council to meetings to discuss ways to evict problem tenants.

Because of time constraints, Estella asked if there were any other pressing issues that need to be addressed before the meeting adjourns. Mike said there was training in Pocatello and Lewiston that he needed to attend to maintain his drinking water certification. Mike also indicated the need to retrofit and make modifications to the water tank.

Estella asked if she had a motion to adjourn. Motion by Andy;

5. Adjourn at 1:40pm