

**Caldwell Housing Authority
May 26, 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: None

Location: Sunrise Cafe

In Order of business:

1. Roll call and call to order

Estella called the meeting to order at 7:10am.

2. Review of April Minutes

Estella asked if everyone had an opportunity to review the minutes. Mike reminded everyone that the minutes were sent electronically on May 5th, and that he didn't think to send another copy. There were no comments on the April minutes and Andy made a motion to accept the minutes as presented, seconded by Sid, and unanimously approved at 7:17am.

3. Financial Report

Mike again, for the third consecutive month, excused Ayde from presenting the financial report. He indicated Ayde was gone in March because of a family illness in Colorado; absent in April because of an emergency root canal; and absent this month (May) because of a death in the family that required her presence in Colorado.

Mike explained that Ayde's financial reports are in the packets and the board members could review them at their own leisure. Mike discussed the financial summary and explained that CHA was approximately \$8,800 over budget, and that much of that is because "Other Operating Expenses" and "Other Management Expenses" were higher than expected. Sid asked what types of expenses were in those two categories. Mike said they include items such as soccer nets and other items that are hard to put into other categories. After some discussion about whether or not CHA should keep the soccer nets up year round, Sid asked Mike to provide him with a detailed report of those two budget categories. Mike indicated he would do what he could to put it in a format that could be e-mailed to the board members. Sid finished by explaining that during these financial times, CHA should periodically review expenses and see if we are spending our money

wisely. Patricia indicated a list of monthly expenses would be beneficial for her review of the monthly bank statements.

Estella asked if there were any other questions about the budget. There were none, and Estella asked for a motion to accept the monthly financials. Andy asked if it was appropriate to accept the financials in Ayde's absence, or whether the Board should wait one more month until Ayde can report on the financials. Estella said the board should vote on the financials. Motion by Sid, seconded by Patricia, and unanimously approved by the Board of Directors at 7:25am.

4. Director's Report

Mike spoke briefly about the positive impact the new parking stickers are having keeping track of unauthorized vehicles or people visiting CHA. He then spoke about the Summer Job Program by the Department of Labor. Estella asked how many positions CHA was going to get. Mike said CHA would get 5 summer-time employees and they would start June 8th.

Mike said he reimbursed CHA \$481.00 for his time away from the office assisting CHA in the lawsuit.

Mike asked about the next board meeting. Estella suggested everyone look at their calendars and see if June 9th would work for the next Board Meeting. Everyone agreed that June 9th would be OK. Andy suggested the meeting start at 3:00pm so there would be plenty of time for the meeting.

Mike then spoke to the rent payments being late. Estella asked Andy if he was experiencing the same problem. Andy emphatically stated: "No, because my tenants know if they don't pay rent they will be evicted." Mike indicated he agreed with that philosophy, but was operating under the impression the Board wanted to give tenants a second chance to come current on their rent considering the current employment situation in the Treasure Valley. Andy said that is not realistic and tenants need to rearrange their priorities so rent is the first thing they pay, and not the last thing. Estella commented that she sees Mike in court several times a month, but never sees Andy in court. Andy again said he does not go to court because his tenants pay their rent. Sid suggested CHA evict everyone who has not paid rent and start taking a harder line about rent payments. He thought the legal cost might be high, but would curb those expenses in the long-run. NOTE: There was no official action taken by the Board, but everyone indicated concurrence with Andy that CHA take a stricter stance on rent collection.

Estella commented that she would like to have an executive session to discuss some concerns she has with some things going on at CHA. She asked Mike if there were any pressing things in the report he needed to discuss. Mike said there were none too pressing, but indicated the need to complete a water tank inspection. Sid suggested Mike

hire someone to inspect the water tank and to work the cost into the budget going forward.

Estella asked for a motion to go into executive session. Sid made the motion, and seconded by Andy. Estella asked Mike to leave the room during the executive session. Mike complied. **Executive Session started at 7:50am.**

Executive Session ended at 8:30am. Mike asked to come back into the room by Andy.

After the executive session, Jim explained there needed to be a discussion about the different opinions of the board members. Dana acknowledged that there are many things that go on at CHA and a two hour meeting once a month only skims the surface of what needs to be discussed. Patricia indicated the Board does not want to be viewed as a “rubber stamp” Board and more involvement would help dispel that perception.

Mike commented that the Board spent much time in executive session, and that if his behavior needed to be corrected, the Board need to tell him. Andy commented that Mike will need to “fine-tune” a couple of things and was confident that any issues will be resolved.

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

5. Adjourn at 8:35pm