

**Caldwell Housing Authority  
November 20, 2015 Regular Meeting Minutes  
At Golden Palace**

**Board Members Present:** Patricia Benedict, Estella Zamora, Phares Book, Jim Porter, Marisela Pesina, Sid Freeman and Arnoldo Hernandez

**Staff Members Present:** Mike Dittenber Cheri Hess and Ruben Buenrostro

**In Order of Business:**

**1. Roll call and call to order:**

Patricia Benedict called the meeting to order at **12:05 p.m.**

**2. Review of the October Minutes:**

After reviewing the October minutes, Jim Porter made the motion to approve the minutes; seconded by Marisela Pesina and unanimously approved by the Board at **12:06 p.m.**

**3. Financial Report:**

Cheri presented the Financial Report for the month of October, 2015. After reviewing the financials, Estella Zamora made a motion to approve the October Financial Report; seconded by Arnold Hernandez and unanimously approved by the Board at **12:34 p.m.**

**4. Old Business**

Mike explained to the Board about the completion of the sewer line. CHA is now connected to the City of Caldwell and no longer treating and discharging its sewer water. Mike explained it may take several years to remove the wastewater plant footprint and would ideally like to see the sewer lagoons dried, filled and used as recreation area.

Mike also discussed with the Board Rural Development's decision to trim approximately \$100,000 from the 2016 budget to avoid federal audits tied to rent increases over \$50.00 per unit. Rent increases will be limited to \$45.00 per unit. Rural Development also suggested CHA increase rent annually rather than once every 3 years.

**5. New Business**

Mike presented to the Board with 2 issues that needed Board action. After a brief discussion of 717 Denver Street, Sid Freeman made a motion to purchase the property at 717 Denver Street for \$35,150; seconded by Marisela Pesina and unanimously approved by the Board at **1:37 p.m.**

Next Mike discussed with the Board the option of allowing the member of the Board to join the CHA employee's insurance pool. After much discussion Arnold Hernandez moved to allow

Board Members the option of joining the CHA employee Health Insurance pool; seconded by Marisela Pesina and approved by the majority of the Board at **1:53 p.m.** Estella Zamora and Phares Book voted in the negative.

**Adjournment:**

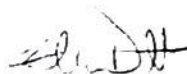
Meeting adjourned at **2:05 p.m.**

**Certified:**



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**President, Board of Directors**





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**Executive Director**