

**Caldwell Housing Authority
July 21, 2014 Regular Meeting Minutes
At Golden Palace**

Board Members Present: Sid Freeman, Patricia Benedict, Estella Zamora, Jim Blacker, and Beronica Salazar

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 Minutes:

After reviewing the June minutes, Sid Freeman made the motion to approve the June minutes; seconded by Beronica Salazar; and approved by the board at **12:07 p.m.**

3. Treasurer Financial Report:

Cheri presented the financial report to the Board for the month of June 2014. Cheri explained to the Board that there was 3 Payrolls during the month of July. There was also a mistake on Non-Dwelling income but will fix it and bring back the corrected info.

Estella Zamora made the motion to approve the June financial report with corrections; Seconded by Sid Freeman; and approved by the board. **12:20 p.m.**

4. Business update (no action items):

Mike discussed the recent roofing progress at CHA and reported that a county inspector wanted to shut down the roofing until the proper permits were obtained. CHA had the permits, but they just weren't posted. CHA has special use zoning permits. The fees for these permits are waived in the past so the county never required new permits when replacing and repairing existing structures. Maintenance staff will continue to roof apartments while I work with planning and zoning to iron out the permit process.

Mike informed the Board that he reached an agreement with apartment #327 for their timely departure from Farmway Village. After many lease violations and subsequent eviction notices, they decided to leave on their own, but wanted to be assured CHA would give them a neutral reference and refund 100% of their security deposits and July's rent. All parties agreed, through our perspective legal counsel, to enter into an agreement whereby the tenants would move and CHA would give them the refund they were asking for. Mike reminded the Board this was the family with the deplorable apartment that caused the Board to pass a resolution requiring CHA not notify Child Protective Services

Mike reported to the Board that the wastewater project is picking up speed and the revised plans are being reviewed by DEQ. Mike indicated the project would resume sometime in the month of October.

5. Adjournment:

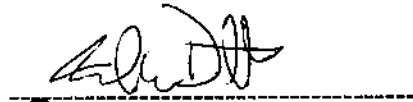
Meeting adjourned at 1:15 p.m.

Certified:



President, Board of Directors





Executive Director