

**Caldwell Housing Authority
April 20, 2018 Meeting Minutes
At Stewarts Bar and Grill**

Board Members Present: Arnolito Hernandez, Sid Freeman, Estella Zamora, Van Beechler, Jim Porter, Patricia Benedict, Adam Garcia, and Chris Allgood.

Staff Members Present: Mike Dittenber, Marisela Pesina, Cecilia Flores, and Rick Legg.

In Order of Business

1. Roll call and call to order:

Arnolito Hernandez called the meeting to order at **12:03 p.m.** He asked if there were any changes or additions to the agenda. Estella Zamora asked if the Board could discuss roof repairs. Mike suggested putting it under *New Business*. Jim Porter made a motion to accept the agenda as amended, seconded by Estella and unanimously approved by the Board at **12:04 p.m.**

2. Review of the February 2018 Board Meeting Minutes:

After a couple questions about the March minutes, Jim Porter made a motion to approve the March 2018 minutes as corrected, seconded by Van Beechler and unanimously approved by the board at **12:06 p.m.**

3. Review of the March 2018 Financials:

Rick provided a brief summary of the March financials and indicated CHA was approximately \$21,000 under budget. Patricia Benedict made a motion to accept the March financial report, seconded by Jim Porter unanimously approved by the Board at **12:11 p.m.**

4. Old Business

Mike revisited the issue of beer sales in the Farmway Store and asked the Board to create a subsidiary organization where Mike Dittenber (the executive director), Cecilia Flores (store manager), and Arnolito Hernandez (board president) would be the directors and be responsible for store management, and subsequent beer and wine sales in the store. Mike reminded the Board of their decision to allow beer sales at a previous meeting and how the discussion was tabled last month. After some discussion, Patricia Benedict made to create a subsidiary organization to manage the Farmway Store, seconded by Jim Porter and unanimously approved by the Board at **12:21 p.m.**

Mike provided the Board with an update on the meeting he and Arnolito Hernandez, the Board President, had with Rural Development over financial separation. Mike indicated the meeting went well and Rural Development insisted they were proceeding with financial separation and wanted to work with CHA to make the process smooth.

5. New Business

Mike spoke about the H2A program and how CHA was considering other services to offer to all tenants of Farmway Village. He indicated the single, unaccompanied workers had demands and requests that for services that had not been seriously considered previously. There was a discussion about transportation services, movies in the park, B-I-N-G-O, Red Box, ATM, check-cashing services and other services. Cecilia Flores and Marisela Pesina spoke about the challenges and facing many of the workers upon arrival. No action was taken, but Arnoldo Hernandez said the conversation was worth considering.

Finally, Mike spoke about the planned roof repairs at Farmway Village. He indicated two of the more experience summer worker who were now eighteen (18) years old were going to help with some of the roof repairs. Sid Freeman wanted to make sure the summer workers were insured and received the proper training. Estella Zamora wanted to make sure the proper security measures were in place when staff is working on the roofs.

6. Executive Session

Estella Zamora made a motion to enter Executive Session, seconded by Jim Porter and unanimously approved by the Board at **1:15 p.m.** Estella Zamora made a motion to exit Executive Session, seconded by Sid Freeman, and unanimously approved by the Board at **2:00 p.m.** No action was taken subsequent Executive Session.

7. Meeting adjourned at 2:01 p.m.

Certified:



President, Board of Directors





Executive Director