

Caldwell Housing Authority
August 19, 2013 Regular Meeting Minutes
At Golden Palace

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

Board Members Absent: Phares Book 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 called the meeting to order at **12:15 p.m.**

2. Review 2012 Annual Audit:

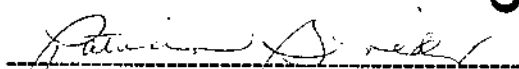
To accommodate the CHA independent auditor, Jared Zywgart, the agenda was modified. The auditor explained how the 2012 audit conformed to standards and that CHA operates under generally accepted accounting principle. He further explained that CHA's financials were in order and that there was no material misstatements with the information provided. He explained that CHA ended the year with approximately \$75,000 less than they started with, but income swings were often typical for small non-profit organizations. He noted two findings: 1) inventory control in the store and 2) security deposit account is under-funded.

Sid made a motion to accept the auditor's report, seconded by Estella and approved by the Board at **12:45 p.m.**

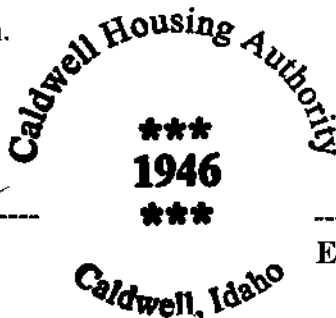
3. Adjournment:

Meeting was adjourned at **12:50 p.m.**

Certified:



Patricia Benedict
President, Board of Directors





Executive Director