

**Caldwell Housing Authority
February 16, 2018 Meeting Minutes
At Stewarts Bar and Grill**

Board Members Present: Arnolito Hernandez, Sid Freeman, Patricia Benedict, Estella Zamora, Adam Garcia, Chris Algood, and Jim Porter. **Board Members absent:** None

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

In Order of Business

1. Roll call and call to order:

Arnolito Hernandez called the meeting to order at **12:00 p.m.** Seeing that there were guests at the meeting, Arnold postponed the serving of lunch and rearranged the schedule to give the guests an opportunity to address the Board first.

2. Tenant Complaint:

Mr. and Mrs. Canela from apartment #216 addressed the Board about their high electricity bills. They brought along Blanca Canela's boss and advocate, Mr. Aaron Thain, who demonstrated how a thermostat works, suggested CHA was responsible for the Canela's high electricity bills. Discussion ended at **12:52 p.m.** Arnold thanked the tenants for their attendance at the meeting and commented how important it is that tenants feel their concern are heard. Arnolito also admonished staff to make sure there was a clear process for tenants communications.

3. Review of the December 2017 Board Meeting Minutes:

After a couple minutes of review, Sid Freeman made a motion to approve the December 2017 Board Meeting minutes, seconded by Jim Porter and unanimously approved by the Board (as corrected) at **12:55 p.m.**

4. Review of the February Special Board Meeting Minutes:

After a couple minutes of review, Jim Porter made a motion to approve the February 2018 Special Meeting minutes, seconded by Sid Freeman and unanimously approved by the Board at **12:57 p.m.**

5. Introduction of prospective Board Member:

The Board was introduced to Evangeline (Van) Beechler, who submitted an application to serve on the Board earlier in January. She took some time and shared with us her experience and background. Sid Freeman made a motion to forward Van Beechler's name to the mayor for approval, seconded by Estella Zamora and unanimously approved by the Board at **1:10 p.m.**

6. Review of the January 2018 Financials:

Prior to delivering the January 2018 financial summary, Rick Legg informed the Board CHA was \$23,410 under-spent for 2017. He indicated the fiscal controls put in place in the last quarter of 2017 helped end the year in the black. However, the January 2018 expenses were higher than normal because maintenance staff needed to purchase supplies and materials for the new and upcoming year. Jim Porter made a motion to accept the January financial report, seconded by Adam Garcia and unanimously approved by the Board at **12:32 p.m.**

7. New Business

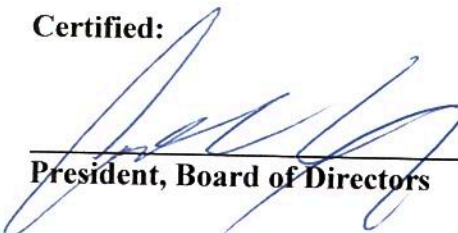
Mike updated the Board on the progress in replacing the irrigation pipe from the canal near I-84 to Farmway Village. He stated the highway district was widening the road and CHA needed to install a new, sturdier irrigation line if it was to be placed in the highway districts right-of-way. Cost of the project is \$25,000-\$30,000.

Mike then spoke about the current negotiations with Rural Development and expressed his concern about their inconsistent guidance over the years. Sid Freeman and Arnoldo Hernandez suggested Mike speak immediately the Farm Bureau and schedule a meeting to speak with local farmers that may be impacted by Rural Development's inconsistent approach; especially as it impacts the H2A guest farm-worker program. The Board encourage Mike to be vigilant in his approach and be a current in all the discussions between the state and national office.

Finally, Mike asked the Board to consider beer sales at the Farmway Store. There was much discussion both pros and cons. Mike explained how the CHA store is losing approximately \$25,000 annually by not selling beer. Especially since there is there is a gas station just one thousand (1,000) feet away from Farmway Village, where CHA staff observe tenants purchasing beer all the time. Mike said he just wanted a small share of the beer sales from the corner market. Jim Porter excused himself from the meeting for another engagement. Sid Freeman indicated his support rested solely on the notion that beer sales at Farmway could reduce the number of tenants who might drive impaired to the corner store for alcoholic beverages, in lieu of walking to the Farmway Store. Sid Freeman made a motion to allow the Farmway Store to sell beer only for a 4-month trial basis providing: 1) permits are obtained, 2) insurance is issued, 3) appropriate personnel is hired, 4) conduct prohibition sheets are included with every purchase, and 5) staff is adequately trained; Seconded by Adam Garcia and approved by the Board (by a 4-to-1 vote) at **2:13 p.m.**

8. Meeting adjourned at 2:15 p.m.

Certified:



President, Board of Directors





Executive Director