

Caldwell Housing Authority
January 27, 2023
CHA Community Center and via ZOOM

Board Members Present: Arnolando Hernandez, Estella Zamora, Jim Porter, and Side Freeman

Board Members Absent: Patricia Benedict, Adam Garcia, Robert Acosta, and Brad Doty

Staff Members Present: Mike Dittenber, Marisela Melchor, Edwin Lara, and Rosario Soto

In Order of Business

1. Roll call and call to order:

Board President Arnolando Hernandez asked everyone to pause in a moment to reflect on our health and blessing considering an esteemed colleague has been ill. Arnold called the meeting to order at **12:07 p.m.**

2. Agenda Approval

Jim Porter made a motion to accept the agenda as presented, seconded by Sid Freeman, and approved by the Board at **12:10 p.m.**

3. Approval of the December 2022 Meeting Minutes

Estella Zamora made a motion to approve the December 2022 minutes, seconded by Jim Ported, and approved by the Board at **12:12 p.m.**

4. Financial Report

Rosario Soto provided the Board with a December 2022 financial update indicating CHA had approximately \$1,000,000 in the bank less accruals. Estella Zamora made a motion to approve the December financials, seconded by Jim Porter, and approved by the Board at **12:30 p.m.** Following the vote by the Board, Rosario Soto suggested to the Board that CHA may want to take out an insurance policy on the Director, payable to CHA, in the event of an accident. Mike also indicated our insurance carrier enquired if CHA had a succession plan if/when he left the organization. The Board Directed staff to start assembling a succession plan.

5. H2A update

Mike provided the Board information about the 2023 agriculture season and the status of returning H2a workers. He indicated two (2) farms vacated units and one left owing CHA \$16,000. After a brief discussion, Sid Freeman agreed to sit with staff and review the list of eligible H2a employers who might need units at CHA. No action taken.

6. Waterline / Lead Update

Mike provided the Board an update on the proposed water line. He explained the urgency for the city to cross the canals before March 4th so water could be delivered to Farmway as soon as possible. He also informed them about the positive lead samples in the older units and CHA's efforts to mitigate the situation. He explained CHA was having a drinking water master plan

completed by our engineers and had applied for special funding from DEQ to replace the galvanized lines in our masonry units. After some discussion, Sid Freeman commented that fixing our water delivery system and eliminating the lead from the line was a priority. Mike agreed and explained CHA was at the mercy of the funding providers. No action taken.

7. Master Plan and Annexation

Mike explained the city intent to annex additional property north of 20/26 and Farmway would soon be inside the city limits. He spoke about the master plan and how it would drive the development activities of CHA for the next 20 years. Estella Zamora commented on how nice it will be when Farmway Village is improved. No action Taken.

8. Asbestos Certification / Insurance

Mike informed the Board the ICRMP would no longer ensure CHA for its involvement in asbestos abatement activities. He explained how ICRMP changed their policy in October of 2022 and how CHA may have to find a different insurance policy for abatement activities. He said he would have to evaluate the cost/benefit of such a policy, but was going to continuing recertifying staff every year because there are asbestos containing materials on Farmway. No action taken.

9. Adjourned

Adjourned at 1:55 p.m.

Certified:



President, Board of Directors





Executive Director