

Caldwell Housing Authority
October 24, 2025
Caldwell Housing Authority

Board Members Present: Arnolde Hernandez, Estella Zamora, Jim Porter, Adam Garcia (11:34 am), Patricia Benedict, and Brad Doty

Board Members Absent: Robert Acosta, and Sid Freeman.

Staff Members Present: Mike Dittenber, Teresa Sanchez, Marisela Melchor, Dominique Moreno, Edwin Lara, and Rosario Soto

Guests Present: None

In Order of Business

1. Roll call and call to order:

Arnold called the meeting to order at **11:05 a.m.**

2. Agenda Approval

Jim Porter made a motion to approve the October meeting agenda, seconded by Estella Zamora, and approved by the Board at **11:07 a.m.**

3. Approval of the September 2025 Meeting Minutes

Estella Zamora made a motion to approve the September 2025 meeting minutes, seconded by Patricia Benedict, and approved by the Board at **11:09 a.m.**

4. Review September Financials

Rosario Soto provided the financial report and indicated CHA has \$50,000 more in bank than this time last month and spent approximately \$10,000 on the Rice House. CHA currently has 10 vacant units and lost \$13,000 because of the vacancies. Rosario anticipated \$25,000 more in savings next month. Jim Porter made a motion to approve September financials, seconded by Patricia Benedict and approved by the Board at **11:15 p.m.**

5. Increasing Budget for Laundry Machines

After some discussion and explanation by Rosario, the Board agreed CHA should replace it's laundry machines with quality commercial units. Patricia Benedict made a motion to approve \$26,000 for the purchase of new Dryers/Washers, seconded by Jim Porter and approved by the Board at **11:25am.**

6. Law Enforcement Actions

Mike provided information regarding the law enforcement event in Wilder and how it has affected CHA's operation. After much discussion about the heavy-handed appearance of law enforcement, Jim Porter suggested CHA reconsider hiring a licensed social worker. Mike told

the Board he would reconsider a case worker and that staff would be able to assist tenants as necessary.

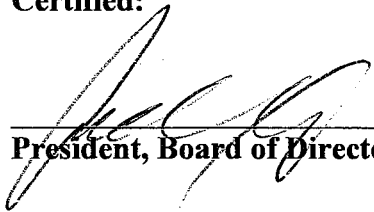
7. Project Updates

Mike indicated the Rice House is progressing well even though there are still funding contribution delays attributed to the non-profit status of the supporting corporation. Mike also notified the Board about a couple payroll withholding errors made by our payroll company that Rosario will address in the coming weeks.

7. Adjourned

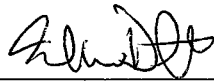
The Board Adjourned at 12:28pm

Certified:



President, Board of Directors





Executive Director