

HOUSING AUTHORITY OF THE CITY OF NEVADA, MO

HELD THIS 28th DAY OF FEBRUARY 2019

On this 28th day of February 2019 at 5:30 p.m., the Housing Authority of the City of Nevada, MO met in regular session at the Nevada Housing Authority, 1117 N. West St., Nevada, MO 64772.

The meeting was called to order by Chairperson David Heumader

Roll call was taken with the following present:

Commissioners: Linda Barnes, David Heumader, Trudy Snead and Michael Turnbull

Absent: Commissioner Chrystie Braden

**Also present: Carol Branham, Executive Director
Deanna Gicante, Tenant**

A motion was made by Commissioner Linda Barnes to approve the agenda as written. Commissioner Michael Turnbull seconded the motion. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Trudy Snead, Michael Turnbull and Linda Barnes

Nays: None

Absent: Commissioner Chrystie Braden

PUBLIC PARTICIPATION

NONE

CORRESPONDENCE

Thank you letter was read by Chairperson David Heumader from Sherrie Allsup who recently spoke to a group at the Crawford House.

A letter of resignation from Resident Commissioner Trudy Snead was read by Chairperson David Heumader. Regretfully, the Board accepted Ms. Snead's resignation. Chairperson David Heumader thanked Trudy Snead for her service and wished her the best.

REPORTS

EXECUTIVE DIRECTOR

Consideration was given and discussion held on the written and verbal Executive Director's report.

- 1. Public Housing Occupancy Report**
- 2. Section 8 Utilization Report**
- 3. Radio Website Banner Ad Renewal**
- 4. Organizational Chart/Job Descriptions**
- 5. Update on hiring of open positions in Maintenance and Administration.**
- 6. KNEMKNMO Home Show March 15th & 16th – Nevada Middle School**
- 7. Security Deposits for Housing Units to be reconsidered in future due to increased damages to units and bad debt.**
- 8. Personnel Policy – Scheduled for review for any updates.**
- 9. Draft Audit has been received. Submission due March 31, 2019. Public Hearing will be posted for April.**
- 10. Annual Plan Update – Community/Resident Surveys are being collected.**
- 11. MONAHRO Spring Conference in St. Charles, March 18-22**
- 12. Washington Conference – April 5-9**
- 13. Sherrie Allsup Presentation held February 18th**
- 14. Budget FYE 6-30-20 begins in March**
- 15. Update on Youth/Adult Job Training Programs**
- 16. Update on Club Presentations on Housing Programs**
- 17. REAC Inspection Protocol Changes**
- 18. Training plan for staff for new year**
- 19. Board Code of Ethics**
- 20. Resource Share Luncheon March 6th – Nevada Elks Lodge**
- 21. MO House Bill No. 1246**
- 22. Touch of Hope Purse Project**
- 23. PHA Operating Fund Schedule**
- 24. Zero Income Sheet**
- 25. Know Your PHA (Lead the Way)**

Discussion was held with Commissioners by the Executive Director and questions answered. Motion was made by Commissioner Linda Barnes to accept the Executive Director written and verbal report. The motion was seconded by Commissioner Trudy Snead. Motion carried.

PRESIDENT

Chairperson David Heumader again thanked Trudy Snead for her service on the board and reminded her to visit anytime.

FINANCIAL

NONE

CONSENT AGENDA

A motion was made by Commissioner Michael Turnbull to approve the Consent Agenda which included regular meeting minutes of January 31, 2019. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Trudy Snead, Michael Turnbull, Linda Barnes and David Heumader

Nays: None

Absent: Commissioner Chrystie Braden

UNFINISHED BUSINESS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

NONE

MISCELLANEOUS MATTERS

Commissioner Michael Turnbull brought up for future discussion in planning the concept of turning more units into accessible units if the demand was there and funding was available.

Being no further business to come before the board, motion was made by Commissioner Linda Barnes to adjourn, seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes, David Heumader and Trudy Snead

Nays: None

Absent: Commissioner Chrystie Braden

Chairperson David Heumader adjourned the meeting.

The open session adjourned at 6:24 p.m.

DAVID HEUMADER, CHAIRPERSON

/s/_____

CAROL BRANHAM, EXECUTIVE DIRECTOR/ RECORDING SECRETARY

C E R T I F I C A T I O N

I, Carol Branham, the duly appointed and qualified Acting Secretary of the Housing Authority of the City of Nevada, MO do hereby certify that this is the true and correct copy of the original minutes, of the meeting held on the 28th day of February 2019 as it related to the matters set forth in said extract, and I do further certify that each Resolution adopted at said meeting is on file and of record.

IN TESTIMONY, WHEREOF, I have hereunto set my hand the Seal of Authority this 28th day of March 2019.

/s/_____

Carol Branham, Executive Director

(SEAL)