

MINUTES OF THE MONTHLY MEETING OF THE
WHITE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
HELD AT 9:00 A.M., THURSDAY MAY 13, 2021

The regular monthly meeting of the White County Housing Authority Board of Commissioners convened at 9:00 A.M., at White County Housing Authority Office, Crossville, Illinois.

Those present for the meeting were: Christine Wells, Chairman, West Trout, Vice Chairman, Terry Daubs, Bonnie Remley Commissioner, Leigh Short, Executive Director and Wendy Stone, Occupancy Clerk. Kathy Sands with Villagers Voice. Absent Iann Mick.

Chairperson Wells asked if everyone had a chance to look over the previous minutes, and Commissioner Daubs said he has a question about the minutes, Marvin told us last week before the meeting started that there couldn't be two paid people like Skip and me both on the board. Marvin said no it's public officials and Christine said elected officials. Terry said yes, yes, I looked up the statutes and it shows you can. Marvin said, well whatever that's not what the statute says but. Marvin read from the statute nor shall there be more than two public officials on the board at a time, more than two. Terry repeated more than two we was aloud two unless somebody is on the board. Marvin said its irrelevant he resigned. Terry then said yeah, I know but we need to get that straight incase that happens again. Marvin said It's annual it's really strange the way it's drafted it says annual and annual payment and I'm not sure what that is to be honest with you. Wes said we don't have a problem then. Terry replied no but we could have again. Wes replied I know because it's happened twice since I've been here on the board. Marvin replied we are considered a small Housing Authority Marvin was talking and Terry said Marvin I can't hear you. You are going to have to take that mask off. Marvin went on to say the problem is regulations aren't really fair to us because we are so small and we have a less pool of people to draw from and it's very common in small areas that a lot of people don't want to do these types of things and it's the same people over and over. I see it even up where I am so you got people on different boards or people get elected that do things differently then you have all the statutes and the statutes are different with what you can and can't be on and so it's not really fair. I think to us because these statutes are drafted for all housing authority's it makes since in Chicago in larger housing's down here it doesn't make since for us, it just doesn't you know it is what it is. I've had a board that they just ignored it because they couldn't find anybody. I mean I don't see a reason for it, makes no sense so what you're elected public official, I could see if you had two county board members on this board that's different. But for any public official I mean you could be an elected dog catcher what's that have to do with housing authority nothing. Tina then asked alright do we have any more questions about the minutes? Terry said yes Wes made the motion to drop the spouse on the insurance Tina said pardon me Terry said Wes made the motion to drop the spouse on the insurance instead of Skip and I seconded it and Wes made it. Leigh said we can have that changed that would have been my error, if I typed it up wrong but I've got the recording and I will go back and listen to it. Tina said alright so Wes made the motion and you seconded it? Terry replied yes. Leigh said she is trying to find that on the minutes and Tina said it's on the last page of the minutes Leigh replied OK thank you. Terry then said I have a question for Marvin about that manual I brought. Tina said, well let's wait a minute for that and let's get the minutes approved. Marvin said I'm sorry a question on what? Terry said on this HUD manual it's about housing manager procedure manual, we talked about it a little bit. Marvin said oh yes ok. Tina said, ok then anyway can we have a motion to approve the previous minutes. Wes made the motion to approve the minutes Marvin said as amended Tina said, ok so let's make a motion to approve the minutes as amended.

A motion to approve minutes of the April 08, 2021 meeting as amended was made by Vice Chairman Trout, and seconded by Commissioner Daubs. Motion was approved unanimously. Tina asked for the approval everyone agreed, Tina asked any opposed no one opposed. Terry then asked that is with the changes correct? Tina replied yes that is with the amendment yes, I said as amended. Tina went on for approval of the Treasurers Report and Cash Disbursements, Wes said I noticed there is money for Spark Light what is that? Leigh said New Wave changed to Spark Light. Tina asked if there was any question on those. Terry said, yes, I have a question I think there was a Gillard's hardware on there for \$1158 what was that just curious? Leigh said I will get the bill folder, then Terry said I'm assuming the Slays carpet is for flooring. Leigh said correct. Leigh said this folder is for last month I will have to go pull that out of the file, but I believe it was for paint because I didn't get to Evansville to get paint, so we had to buy several gallons of paint at Gillard's and it's a little bit higher there. Terry said I was just curious I thought maybe something had tore up. Leigh said nope. Tina replied ok so we need approval of the Cash disbursement and Treasurer Report.

A motion to approve the Treasurers Report and Cash Disbursements was made by Vice Chairman Trout, seconded by Commissioner Daubs. Motion was approved unanimously.

Ok now we are going to move on to public comment Dave Etheridge said is that for me? Tina said I assume yes. Dave addressed the board: I'm David Etheridge I'm one of the maintenance men well, I'm the only maintenance man here. I've been here since well it will be almost 6 years in July and I'm here to address the thing about the spousal insurance ok. Initially when I took this job, I left Champ to take this job and I basically this has nothing to do with housing but to just give you a reference I took the job for a change I wanted to change what I was doing. I was a manager there for over 20 years I got tired of all the stuff going on and I needed a change a little stress reliever, so I took this job because of the insurance family insurance and it met the minimum pay requirement I needed which was \$15.00 bucks an hour that's what I had to have to make my finances. So, basically with you guys removing spousal insurance for me when I came in as that as part of my benefits your, basically saying your, taking it away from me that equals out to \$7.50 an hour for me. I don't think anyone here can take a \$7.50 an hour cut in pay. Therefore, well I feel like I have done a good job here I've tried to save housing money. I've talked to Leigh Ann different times trying to say how I can do things different to save the housing money. I'm very respectful to the people, I think I have a very high recommendation from all the tenants. There are many tenants that will tell me at any time Dave is needing to come in he is welcome to come in there's no problem at all. Their respectful, I try to do a professional job, I try to do things right. I'm not perfect, I do make mistakes every once in a while, but I do try to do the best job I possibly can. I care about the housing. I care about the people there. I like my job but with this going on I don't know if I can stay. You know if I've got to find insurance for my wife, I can find jobs at other places and I'm not threatening don't get me wrong that's not what I'm doing. I'm concerned about the housing I feel and this is just my opinion it's hard enough to find people out there that are good and people that are willing to work and people that are willing to be here and do good jobs. There are very few people that care about what they are doing. I've been in the job market a long time and have supervised hundreds of people, I did that in the marine core, I did that at Champion Lab, when I was there. I'm not a job jumper, I'm dedicated to what I do and I just feel that, I just feel like all the hard work I've done I been doing that here with just one person. The other maintenance man has been off since October for knee surgery and then he retired since October and I've been covering the place since then. It's not a big deal, I'm not complaining about that not at all, but I see it time and time again at different places you take somebody that does a good job and then you do things basically, I'm not going to say you punish them but that's the word I'm going to use you take advantage of it and you take benefits away. I understand your trying to save money yes, I'm upset and I'm mad but, I'm not mad at you guys, you

guys are trying to do your job I understand, but in the same aspect I can't live off a cut after having to pay my wives health insurance. I will have to find, I will be looking for somewhere and I don't want to do that, again I like what I'm doing, I enjoy working here, I want this place to be profitable, I want it to be decent living conditions, I want people to be happy where there at, and that's basically, I got a little cheat sheet here just so I can keep myself on track. Basically, it comes down to health insurance for my wife and again \$7.50 an hour cut in pay because that's what you are going to take away. I could understand if I was hired in here and that is what you guys were offering then that would be my choice to do it, I guarantee you I would not be here if that is what the choice was when I took this job. I didn't have to leave Champ but I did. I did that for mental reasons and physical reasons to much stress and again they were putting to much on me for well, I'm not going to get into that anyway. Again, hopefully I've been a great employee, a good employee for what I have done has been good. From what I can tell I have nothing but good results from all the tenants. I don't think there is a person out there that would tell you I don't want Dave around so that's what I've got to say. You guys have to make your choice on that and that's just how I feel about it so again you guys have to do what you have to do and I understand that, not a problem. Tina thanked Dave for speaking on that matter. Wes asked if we are going to discuss that in insurance? Tina and Leigh both replied yes, it's on the agenda. Wes asked if we can skip down to that? Tina asked do we need to do that in executive session? I think we will do that in executive session. Wes replied OK. Terry said I think we need to look into other insurance companies a little closer to see if we can get a better deal. Tina replied we have looked into stuff to try to get better deals, I mean we have done that. Wes replied we can discuss that later and Tina replied yes. Wes said it is on the agenda. Wes said we need to do it in executive session, Tina said yes if we are going to talk about Dave specifically, but I mean the insurance part of it we did, she (Leigh) had us several quotes what's it been two months or three months ago? Terry said I seen Blue Cross and Blue Shield uh I don't know weather we've done it off of anybody else or not. Wes said we've looked into that several times. Terry then asked Wendy when do you go back onto your husband's insurance? Wendy replied July 1st. Terry said, well just look at it then that's extra money coming in there when she goes back on her husband's insurance. Tina replied that was money we had not even budgeted. Terry said, I know I know, where did it come from if we didn't have it budgeted? Tina replied, well I wasn't at that meeting so I don't know what was decided where it was supposed to come from. Tina asked if it was coming out of the general fund and that is something we can't keep up forever but, anyway do you remember where we got the quotes from last time. Leigh replied she would have to go pull the files. We just went over all of that. Tina repeated yes, we just went over all that and we voted on the specific one we ended up with for the best benefits and best prices so. Terry said, well let's post pone it until next meeting and check and see what we can come up with. Wes said, I think we need to move on we have it on the agenda for insurance. Tina replied OK. Wes said we can discuss it then. Tina said, do we have any more comments from the board. Terry asked the question, this won't take effect until the 1st of July, correct? Dave replied, but I'm going to have to do something. I can't have my wife lapse so I mean you guys need to do what you need to do but whatever way I decide to go I'm going to have to get insurance for my wife because if you lapse more than 30 days then you don't get insurance. Wendy said, if you don't have insurance and lapse and you have to get your own it's extremely expensive. Dave said, he has VA insurance he is not concerned about that for me I'm concerned about my wife. Then again, you are going to have this is just my opinion and I probably shouldn't be saying this but people are hard to find right now and if you are not going to offer insurance you are going to get people that work

Executive Director Leigh Short had no updates to report on litigations at this time.

Executive Director Leigh Short updated the board Harms Construction inspected the heat ducts in all the apartments in Norris City on Site A and they recommend the vents being cleaned, all of the vents were

fine except for 2B and there is one spot he needs to check after the vents are cleaned to see but all the other units are fine the duct work was fine. Terry replied ok did they find black stuff inside the vents? Leigh replied No. Terry replied I wonder where that stuff is coming from that is blowing up? Leigh said it says all duct works need to have a roto brush ran down it to vacuum it his professional opinion is that the duct work is in good condition with a good cleaning it will be like new. Terry replied that's all we can ask. Leigh went on to the 2nd item to report on she got an email from HUD on 2021 Public Housing Short Fall funding eligibility calculation, we are not eligible because we have 3.8 months of reserves, so we are financially ok. Leigh went on updating the board I received three freedom of information request from Illinois LEEKS.com from John Pratt if anybody wants to take a look at them, and then I got a freedom of information request from Kathy Sands so if anybody wants to look at them I have them right here. Wes asked if Leigh has answered them and Leigh replied yes, I have answered all of them. Leigh said that is all she has.

Executive Director Leigh Short undated the board on current vacancies.

Executive Director Leigh Short updated the board on the obligated Capital Funds.

Executive Director Leigh Short updated the board on the tenants, deposit refund.

A motion was made by Vice Chairman Trout to enter Executive Session, 5.IL CS 120/2 (c)(1) to discuss employee insurance and personnel information. The motion was seconded by Commissioner Daubs. Motion was approved unanimously.

After a vote was taken and the following votes were made:

Aye (4) Christine Wells, Wes Trout, Terry Daubs, and Bonnie Remley

The motion to enter Executive Session carried unanimously.

The Housing Authority of the County of White, Illinois entered Executive Session at 9:28 a.m.

The Housing Authority of the County of White, Illinois returned to Open Session at 9:49 a.m.

A motion was made by Commissioner Daubs to come out of Executive Session and enter Open Session at 9:49 a.m., The motion was seconded by Vice Chairman Trout. Motion was approved unanimously.

A motion to approve grandfathering Davie Etheridge in and keep his insurance as is, was made by Vice Chairman Trout, seconded by Commissioner Daubs. Motion was approved unanimously.

1227 (02-247)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to approve the Preliminary Budget for FYE 06-30-2022. Motion was made by Commissioner Daubs, seconded by Commissioner Remley. Motion was approved unanimously.

Leigh updated the board for Hawkins to prepare the Management discussion and analysis the fee is \$500 and the SAS memo fee is \$650.

Leigh updated the board on the 2019-2020 ACOP revisions.

A motion to approve and accept the ACOP with revisions was made by Vice Chairman Trout, seconded by Commissioner Remley. Motion was approved unanimously.

Terry asked a question and wanted to approve a sample policy he printed off the internet from 2005. There was a discussion on that.

Tina stated so this is our policy in this housing as opposed to the general thing that Terry has Leigh said she is assuming, she does not know what Terry has. Tina said that is not what we follow. Terry said I want to know why? Tina said, well Marvin explained all of that last month. Tina then said the ACOP as opposed to the housing thing that Terry has there. Marvin replied every housing authority has their own ACOP because every housing authority is different so they allow you to structure your rules and regulations toward whatever you have. You're required to have an ACOP and those are all your rules and regulations. I think what Terry is talking about is a little bit different he is talking about what the duties of the manager are. I think we are talking apples and oranges here. These have all the rules for the tenants and I'm going to talk about that in your training. There are some things you have to have in the ACOP and they will check and make sure the information is there and make sure it's proper. HUD loves to send stuff out and it's best to follow their format some of that management is probably in our ACOP

Motion to adjourn was made by Vice Chairman Trout, seconded by Commissioner Daubs at 11:03 a.m. Motion was approved unanimously.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____

ATTEST: _____