

MINUTES OF THE MONTHLY MEETING OF THE
WHITE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
HELD AT 9:00 A.M., THURSDAY MARCH 11, 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 Community Center, Crossville, IL.

Those present for the meeting were: Christine Wells Chairperson, Wes Trout Vice Chairman, Terry Daubs, and Charles Land Commissioners. Leigh Short Executive Director, and Wendy Stone Occupancy Clerk. Kathy Sands with Villagers Voice.

A motion to approve the minutes of the Wednesday January 13, 2021 meeting was made by Commissioner Trout, seconded by Commissioner Daubs. Motion was approved unanimously.

A motion to approve the Treasurers Report & Disbursements was made by Commissioner Land, seconded by Commissioner Trout. Motion was approved unanimously.

Before approval of the Treasurers Report & Cash Disbursement Commissioner Land asked about what the Harms Construction amount of \$70,000.00 was used for. Executive Director Leigh Short responded it is for the approved contract on new furnaces and washer & dryer hook up renovations for units.

Public Comment Kathy Sands asked why the Board meeting minutes were not up to date on the White County Housing Authority website, the last minutes were from November 2020? Kathy was advised the December 2020 meeting was cancelled due to COVID19. The January meeting minutes have not been approved due to February meeting being cancelled due to weather. Meeting minutes are not posted until they are approved at the next scheduled board meeting.

Director's Report Executive Director Leigh Short undated the board on the following:

1. Capital Fund Obligations spent up to date
2. AP Solutions tenant's can pay on-line with Debit/Credit Card or bank account. WCHA will have a machine to take payments over the phone at some point. As of today January, rent taken in using on-line was \$3,282.50 and February \$4,242.00.
3. Maintenance management training seminar paid for last year cancelled due to COVID will be virtual this year and cheaper than what we have paid, this may be beneficial for anyone wanting/needing training can sit in on.
Commissioner Land asked if we are using drop boxes for anything at this point. Executive Director said for payments, we have not stopped that. Commissioner Land asked if the drop box system was for communications. Executive Director said it was pretty much for payments, but if the tenants ask, they can put paperwork in the box, just to let us know. The sign states Rent Payments Only.
4. Personnel Policy does not reflect the changes made to the insurance and WCHA paying 100% of employee insurance, Executive Director had previously asked to change the Personnel Policy because it did not match what was voted on last. Executive Director thought we were holding off until we received more information on Insurance, but then we were not able to piggyback on the county. Executive Director did talk to a couple more Housing Authority's and shared that information. More discussion on Insurance followed.

Executive Director Leigh Short undated the board on the current vacancies.

Chairperson Wells read the resignation of Andi Ford and mentioned the appointment of Iann Mick, but we have not been officially notified yet.

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NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to accept the ACC Contract Grant No. IL01PO68-501-21 in the amount of \$226,077.00. Motion was made by Commissioner Trout, seconded by Commissioner Daubs. Motion was approved unanimously.

The board of Commissioner decided to table Insurance and Wages until next meeting. Motion was made by Commissioner Trout, seconded by Commissioner Land. Motion was approved unanimously.

Motion to adjourn was made by Commissioner Trout, seconded by Commissioner Land at 10:45 a.m. Motion was approved unanimously.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____

ATTEST: _____