

MINUTES OF THE MONTHLY MEETING OF THE
WHITE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
HELD AT 9:00 A.M., THURSDAY SEPTEMBER 09, 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: Bonnie Remley Chairperson, Terry Daubs Vice Chairman, Larry Judge, MaryAnne Salvato Commissioner. Jennifer Cox Executive Director, Wendy Stone Occupancy Clerk.

A motion to approve the minutes of the August 12, 2021 meeting was made by Commissioner Daubs, seconded by Commissioner Salvato. Motion was approved unanimously.

A motion to approve the Treasurers Report & Cash Disbursements as is, was made by Commissioner Salvato, seconded by Commissioner Judge. Motion was approved unanimously.

Executive Director Jennifer Cox updated the board on the following updates and old business:

1. The Treasurers Report & Cash Disbursements are still not correct due to not having access to HUD secure systems at this time, HUD should have an update for us soon on this matter.
2. Maintenance man went to Asbestos refresher training last week.
3. Nathan Rowland will be our new eviction attorney
4. Copy machine has 32 months left on contract before anything can be changed.
5. White County Housing will no longer be suppling our tenants with Sparklight basic TV. Sparklight is wanting \$90 a month per unit and that is not feasible with our budget. Tenants have the choice to stay with Sparklight or they can go with Direct TV or Dish Network and are to call the office for instruction if they choose to change their service.
6. Update from Craddock Pest Control they can see changes in the units they are treating there is improvement. They also do bed bug treatment if we need it at \$600 first treatment per unit and \$150 for second treatment per unit.
7. White County Housing transferred a tenant from a 1 bedroom to an efficiency unit at our discretion and waved the transfer fee to get the tenant away from the situation that had arose.
8. We have 2 abandoned units that we notified we would be changing locks, after the locks were changed, they were notified they had 30 days to contact the housing office to get their belongings out or the housing would remove the belongings and take possession of the unit. Executive Director Jennifer Cox spoke with our attorney and the abandonment was handle correctly.
9. Update on the Lindsey Software it should be up and going by the middle of the week to the end of next week. Once it is up and running everything will be in one software program and everything linked together. Executive Director will be able to pay payroll and quarterly taxes and cut down on out sourcing fees, and will save money.
10. We have started house inspections again, Occupancy Clerk has been going with Executive Director because she knows the previous condition of units, once we have been in all units Executive Director will be doing inspection. While both are out of the office Kristin sits in and takes phone calls.
11. Maintenance and Executive Director went to a sewer job last month in Norris City and dug up the line and added a riser and new clean out for access.
12. HUD update Executive Director Jennifer Cox we are at 97% occupancy rate.

13. We have received the new credit card so all monthly payments have been taken care of. The website is now updated.
14. There will be a change in our December meeting, our HUD Financial contact said there should be no money spent on foods.

Executive Director Jennifer Cox informed the board that White County Housing is accepting applications for maintenance position. There will be an ad in the Carmi Chronicle running September 8, 2021 and September 15, 2021 Issues, and there is an ad running on WRUL radio station also.

Executive Director Jennifer Cox informed the board the modernization work for Norris City is being put on hold for now, until we gain access to the HUD secure systems to view available funds before proceeding with the work.

Executive Director Jennifer Cox informed the board the furnace work being done in Crossville on Site A is all completed with the exception of one unit which Harms refuses to enter due to the condition of the unit.

Motion to adjourn was made by Commissioner Daubs, seconded by Commissioner Salvato at 9:30 A.M. Motion was approved unanimously.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____

ATTEST: _____