

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
December 12th, 2012

This meeting was called to order by Chuck Webster at 5:00 pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia let the board know that Jennifer would be leaving; she found a full time position, so at this time she is working on filling this position. Shelia also stated that she talked with Marie Koerner about the beginning wages and they both felt that it should be raised some, at this time it is pretty low. Shelia also brought in the 2013 contract for HABCO, they raised the cost per month 7.00. Other than that the CDBG program has to have a single audit done because this is a county grant and the county has over 500,000 in grants is what I understand. This is no cost to us.

After a lengthy discussion on filling the part time position it was decided to raise the beginning wage to 8.50 per hour, if the person has the appropriate experience. A motion was made by Tammy Mann, seconded by Roger Ewan to except this beginning wage increase. All were in favor. Motion Carried!

A motion was made by Roger Ewan, seconded by Dan Makovsky to approve the 2013 contract with HBCO. All were in favor. Motion Carried!

A motion was made by Dan Makovsky, seconded by Joe Tomandl to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Dan Makovsky to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Roger Ewan, seconded by Joe Tomandl to approve loan applicant HCRI Homebuyer 12-1. All were in favor. Motion carried!

A motion was made by Tammy Mann, seconded by Dan Makovsky to approve loan applicant HCRI Homebuyer 12-2. All were in favor. Motion carried!

A motion was made by Roger Ewan, seconded by Joe Tomandl to approve loan application CDBG RLF 12-1 for emergency septic and steps. All were in favor. Motion carried.

A motion was made by Joe Tomandl, seconded by Roger Ewan to approve the subordination for clients HCRIH/HOME 9-11 so the clients could lower their interest rates. All were in favor. Motion carried.

Other Business: N/A
Conflict of interest: N/A

A motion was made by Roger Ewan, seconded by Joe Tomandl to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval"
Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
November 14th, 2012

This meeting was called to order by Chuck Webster at 5:01pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Dan Makovsky, seconded by Joe Tomandl to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Roger Ewan, seconded by Joe Tomandl to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia let the board know that the insurance with Marz Insurance Company is purchase. Then Shelia stated they purchase a new camera for the office in town, and purchased a 2 yr. extend warrantee. She brought in the proposed fees for our audit services. The board discussed it and Chuck signed it. Shelia filled the board in on getting the 2010 CDBG grant completed and all the closed out report in. She also stated that she wrote a grant for the HOME & HCRI Homebuyer program, Chuck signed all the paperwork for it and it was submitted to the state on Nov. 7th, 2012. The board asked how things were going with an employee in the office and I stated that the employee did ask if she could make up hours on Friday's instead of coming in earlier during the week. The board and I discussed the issue, Tammy and Roger made a motion below.

A motion was made by Tammy Mann, seconded by Roger Ewan to have Jenni work her hours Monday – Thursday. All were in favor. Motion Carried!

A motion was made by Dan Makovsky, seconded by Joe Tomandl to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Roger Ewan to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Roger Ewan, seconded by Dan Makovsky to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Dan Makovsky to approve write off for client E-64 in the amount of \$2,733.40. Clients passed away and the bank ended up getting it back at the foreclosure sale. All were in favor. Motion carried!

Other Business: N/A
Conflict of interest: N/A

A motion was made by Roger Ewan, seconded by Dan Makovsky to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval"
Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
September 12th, 2012

This meeting was called to order by Chuck Webster at 5:07pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Joe Tomandl, seconded by Dan Makovsky to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Roger Ewan, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia let the board know that the insurance company is still working on find the right insurance. Then she let them know that Gina Truly from Division of Housing, RLF CDBG Specialist was in yesterday for a technical monitoring visit. We went through administration files and records, client files, financial files and a little bit of everything else. She thought things were run very smoothly and was impressed on some of my paperwork. She was very pleased with our Access program, which we call Leon's books. Gina even asked if she could use some of our forms for examples to help others. Why not, I don't care, so I forwarded them to her. Then Shelia discussed the purchase of a new camera for the office. The camera is putting fuzzy blotches all over the photos because the lens is shot; the camera was purchased in 2001. She stated to the board that something in the \$125.00 dollar range should be fine as long as it has a built in flash. She brought an ad in for one from Wal-Mart. Her final discussion was on the audit paperwork sent over from Jon (Schenck) she had notices some small errors and brought it to the board with the correct information. The board members stated they agreed that this should be straightened out. Shelia said she would get the correct information to Jon right away in the morning.

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Dan Makovsky, seconded by Joe Tomandl to approve the purchase of a new camera for the office. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Dan Makovsky, seconded by Joe Tomandl to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the subordination for client 9-20. Client is refinancing for a lower interest rate. All were in favor. Motion carried!

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve the HCRI loan for a client; it was not Shelia's place to make the call on this client. All were in favor. Motion carried!

Other Business: N/A

Conflict of interest: N/A

A motion was made by Dan Makovsky, seconded by Roger Ewan to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval"

Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
August 8th, 2012

This meeting was called to order by Chuck Webster at 5:07pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Roger Ewan, seconded by Dan Makovsky to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia stated she met with the Martz insurance company, Terry Martz was very informational. Did not sign anything at this time, waiting on the company! Shelia talked with the board about director duties, and stated she was going to do Jennifer's evaluation that needs to be done. She stated, she should have one done also. Shelia let the board know Jennifer is going to attend the 2012 CDBG training in Antigo on August 16th. Last of our 2010 jobs are being obligated, will have that done on time for Joanna.

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Dan Makovsky to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve loan for Client CDBG-42 as the emergency it was. All were in favor. Motion carried!

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve loan for Client CDBG-43 as an emergency roof. All were in favor. Motion carried!

Other Business: N/A

Conflict of interest: N/A

A motion was made by Dan Makovsky, seconded by Roger Ewan to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval"

Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
July 11th, 2012

This meeting was called to order by Chuck Webster at 5:01pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia let the board know she asked for an extension from Joanna for when the contracts and obligations are all signed for the 2010 grant. Joanna approved the extension to the end of August but all work must be done by October 30th, 2012, so everything can be closed out. Shelia talked with an insurance agent from Wautoma on the insurance; she also talked with Klanners on the quote I received from Martz agency, comparing to what we have. Klanners were extremely helpful and stated Martz had a good policy. I will be seeing the Martz insurance company tomorrow.

A motion was made by Dan Makovsky, seconded by Tammy Mann to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Dan Makovsky, seconded by Joe Tomandl to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Roger Ewan to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve Loan for Client CDBG-41 as brought to the board. All were in favor. Motion carried!

Other Business: N/A

Conflict of interest: N/A

A motion was made by Roger Ewan, seconded by Dan Makovsky to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval"

Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
Public Hearing for the Community Development Block Grant
2010 Past Performance
Minutes of Meeting
June 13th, 2012

This meeting was called to order by Chuck Webster at 6:48pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present. No public attendance.

The meeting began with the explanation of the Community Development Block Grant (CDBG) program and then an explanation what the program is about and how it worked. At this same time Shelia and Chuck explained what the past preference of revolving loans funds where and how they worked with the new 2010 CDBG Grant.

Shelia explained the breakdown of grant funds for the 2010 grant per rehab, homebuyer and administration. She stated that at the end of June 2011, the homebuyer funds that were not being spent, with approval from the board and the state those funds were moved into the rehab area due to lack of homebuyers assistance need.

Shelia filled the board in; no one else came to the public hearing, which at this time there is approximately 80,000 to 90,000 yet to spend out on the grant. These grant funds would have been spent out, however needing to spend the revolving loan funds first when repaid put a little bit of a damper on the grant funds. Shelia stated that during this time frame for the grant the Housing Authority has loaned funds to approximate 36 families at the average of \$15,000 per home.

Shelia stated that per Joanna's rules CDBG Program Manager, Division of Housing, Joanna would like all mortgages signed by the end of July, 2012 and finish up the projects, then close out the grant. Shelia was and is not pleased with this because this is leaving a good 2 months that we could have used for new applications. That would still give us the 3 months to finish up the work, and close out the grant. So at this time it may be hard to spend the remaining grant. But we're not giving up yet. Shelia ended the meeting by stating the amount of funding that is loaned out to the public at this time, which is in what we call the revolving loan journal.

A motion was made by Tammy Mann, seconded by Dan Makovsky to adjourn the meeting at 7:22 p.m. All were in favor. Motion carried.

Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
Public Hearing for the Community Development Block Grant
Taylor County
Minutes of Meeting
June 13th, 2012

This meeting was called to order by Chuck Webster at 6:05pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

The meeting began with a basic overview of the Community Development Block Grant (CDBG) program and an explanation of the way the program is run now, and the way the 2012 CDBG grant will work, with a consortium of ten counties. Those counties are Langlade, Taylor, Florence, Forest, Lincoln, Menomonie, Oconto, Oneida, Shawano and Vilas.

Shelia explained the breakdown steps on how Langlade will submit a grant for the Northwoods consortium/region for the Community Development Block grant program and when they get the grant funds, how those funds will or can be used throughout the consortium/region area. She stated that depending on the grant that is writing those funds could be used for rehabbing homes, used to assist homebuyers, used in Economic Development, on Public Facilities or Special Housing projects. Langlade county being the lead county they will act as the applicant and will have the responsibility to assume all obligations under the terms of the grant, including assuring compliance with all applicable laws, program regulations and performance of all work in accordance with the grant contract. Something that will continue as in the past is the use of CDBG revolving loan funds (RLF funds). These are repaid loan funds from past grants. These RLF funds must be spent out in the county they were repaid before that county can use new grant funds.

Shelia stated that the input of Housing staff and the public input play a very large roll in how a grant is written. At this time the discussions held at the meetings she attended in the Northwoods consortium/region were mainly on area that needed rehab funds. There are area's in the Northwoods region that have never had funding available and we would like to assist those areas first. Once we all meet again, there will be more of a discussion on the other activities where the funds will be used. I am sure the remaining activities that are listed above, which CDBG funds may be used for will be reviewed. Working with all the other counties is going to be a new experience for all of us so it may take time to figure things out.

When working on any rehab project if it entail a health or safety issue for family members this is considered as a potential for residential displacement issue. If and when this happens we work with the family to assist with a place to stay while the work is being done. This does not happen with every project, only when it will be a health or safety issue with the household.

There is no public attendance at this hearing, so there is no needs Identified by attendees and we didn't have the opportunity to discuss the consortium/regions with public attendees.

A motion was made by Joe Tomandl, seconded by Dan Makovsky to adjourn the meeting at 6:47 p.m. All were in favor. Motion carried.

Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
June 13th, 2012

This meeting was called to order by Chuck Webster at 5:00pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Dan Makovsky to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia brought into the board Jennifer's scores from her testing for Housing Choice Voucher Specialist for the Section 8 program. She then discussed the per diem rate for the meetings, Taylor County raised the per diem for meetings and we had discussed doing the same at last month's meeting. Shelia also brought in paperwork for Chuck to sign for the Tenant PI Company where we have our credit reports ran, they needed to update our file. She also discussed with the board checking into different insurance. Shelia stated insurance is one of those things she feels it is best to discuss all the issues with different agents, not just one. After talking with the board tonight she plans to get in touch with Trent Harris, hopefully he can give her more insight on everything.

A motion was made by Roger Ewan, seconded by Dan Makovsky to approve changing the per diem for meetings from \$25.00 to \$35.00 each meeting starting immediately. All were in favor. Motion Carried.

A motion was made by Roger Ewan, seconded by Tammy Mann to approve having Shelia move forward with checking into other insurance rates and coverage. All were in favor. Motion Carried

A motion was made by Dan Makovsky, seconded by Roger Ewan to approve the director's report as given. All were in favor. Motion Carried!

Discuss and act upon the resolution to agree to cooperate in the implementation of the Community Development Block Grant consortium with Langlade County as the lead county. Chuck went through the resolution with all members, and everyone discussed working with Langlade County and the rest of the counties listed in the resolution and all agreed with the resolution.

A motion was made by Dan Makovsky, seconded by Joe Tomandl to approve the resolution as written. All were in favor; all board members signed the resolution. Motion Carried!

A motion was made by Joe Tomandl, seconded by Dan Makovsky to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Tammy Mann, seconded by Dan Makovsky to approve the other rehab work that needs to be done on Client CDBG-34 home; client was brought to the board earlier for a emergency furnace. All were in favor. Motion carried!

Other Business: N/A
Conflict of interest: N/A

A motion was made by Tammy Mann, seconded by Dan Makovsky to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval"

Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
May 9th, 2012

This meeting was called to order by Chuck Webster at 5:05pm. Members present were Dan Makovsky, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Roger Ewan, seconded by Tammy Mann to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia let the board know she attended the consortium meeting in Antigo for the 2012 CDBG program. This entailed meeting with other counties to discuss getting a region together for the 2012 CDBG program. She listed the counties for the board to let them know who would all be in the consortium for that region. Langlade County volunteered to be a lead county, and then received permission from their county to do so. Shelia and the H. A. board discussed how things may be run with the new CDBG program. Shelia stated she talked with Bruce Strama, and Marie Koerner at length about different regions to go with. They both gave me, Shelia the go ahead with Langlade, stating they sounded very willing to work together which is what we all want. Marie stated that they are the County but they felt it best that the Housing Authority decide this because we are the ones working with them. Marie thought a motion should be made by our board on who we decided to work with would be best and then the county can move forward with that. Next, Jennifer did attend the Nan McKay training. She took the test but the results will not be out until next week. She did receive a certificate for that training.

A motion was made by Dan Makovsky, seconded by Joe Tomandl to approve working with Langlade County as a lead county for the new 2012 CDBG Grant program and future CDBG grants. All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by Roger Ewan to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve to subordinate for client CDBG06-09 so the clients can get a much lower interest rate. The board agrees that the client should consolidate the two loans they have when they do this. The client's new loan will also be set up to have an escrow account for taxes and insurance. All were in favor. Motion carried!

Old client 38 discussed at last meeting was denied with bank to refinance, so that client is cancelled out.

A motion was made by Roger Ewan, seconded by Dan Makovsky to approve loan application CDBG 2010-New38 as brought to the board. All were in favor. Motion carried.

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve part of the work for loan application CDBG 2010-39. Work approved is the septic and roof. All were in favor. Motion carried.

A motion was made by Roger Ewan, seconded by Dan Makovsky to approve the rehab work for client CDBG 2010-40 up to 22,000, client will pay the rest. All were in favor. Motion carried.

Other Business:

Conflict of interest: N/A

A motion was made by Roger Ewan, seconded by Joe Tomandl to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval"

Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
April 11th, 2012

This meeting was called to order by Chuck Webster at 5:00pm. Members present were Scott Copenhaver, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Scott Copenhaver, seconded by Roger Ewan to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia discussed with the board what was stated at the 2012 CDBG Housing Informational Session. How all the counties will now go into 6 regions? We discussed the new change, which is a very big change for the CDBG program. How a 10 county region was now going to be ran by a head lead area and that a new housing committee will need to be made. That housing committee will be in charge of the region and will be the one to draw up the rules for the lead county to follow. Not an easy task, and still working out the kinks on this, will update at next meeting. The administrative meeting is on April 12th, tomorrow, so Shelia will receive more input on the changes. Shelia also stated Jennifer wanted to attend a meeting given by Nan McKay. She worked hard to get the cost reduced for her to attend and is willing to stay at a friend's to lessen the cost of attending the training.

A motion was made by Roger Ewan, seconded by Joe Tomandl to approve Jennifer attending the Nan McKay work shop/training as long as she does the testing at the training. All were in favor. Motion Carried.

A motion was made by Roger Ewan, seconded by Joe Tomandl to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Scott Copenhaver to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, Seconded by Roger Ewan to approve putting on hold the foreclosure on client CDBG #16, Shelia and Jennifer were able to talk with the client in person and the client wants to start with repayment on his loan and signed a document stating he wanted to make payments. Board also decided not to charge interest at this time. If the client misses a payment, interest can be added back in and foreclosure will proceed. All were in favor. Motion carried!

Other Business: Shelia did discuss with the board client, CDBG 38, income and financial issues. It was decided that Shelia should talk with the client's financial institute before moving forward with this client.

Conflict of interest: N/A

A motion was made by Joe Tomandl, seconded by Scott Copenhaver to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval"

Respectfully,
Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
March 14th, 2012

This meeting was called to order by Chuck Webster at 5:03pm. Members present were Scott Copenhaver, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Joe Tomandl, seconded by Roger Ewan to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Scott Copenhaver, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia discussed with the board clients home owner's insurance issues. She stated that the same people always let their insurance cancel before they finally pay the premium, which in turn jeopardizes our mortgage. She has sent letters to these clients, if the letters do not work Shelia felt it best to mail a letter to these clients again stating if this continues, the Housing Authority will start to put mortgage insurance on their policy's and it will be charged to their loan. Next: the CDBG administrators throughout the state would like to hold a meeting together to discuss changes that are supposed to take place with the CDBG program, sent down from the state level. We all disagree what is happening to the program rules and regulations. Shelia felt it important to attend this meeting for the sake of the program. She also stated the state was going to hold a meeting on the new 2012 CDBG grant they will be changed drastically. Shelia stated that Scott Copenhaver asked to be taken off of the checks signature card. He is not running for the County Board and felt it best to have someone else sign checks in case he is taking off the Housing Authority Board also.

A motion was made by Tammy Mann, seconded by Roger Ewan to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Roger Ewan, seconded by Joe Tomandl to have the Housing Authority office personnel move forward with letters to the clients on insurance. If the letters do not make a change insurance issues then yes follow through with adding insurance. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Scott Copenhaver to have Shelia attend the Administrators meeting and the 2012 CDBG meeting. All were in favor. Motion Carried!

A motion was made by Scott Copenhaver, seconded by Joe Tomandl to have Roger Ewan replace Scott Copenhaver on the signature card for the bank and have Roger also sign checks instead of Scott. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Roger Ewan to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Roger Ewan to give client 98DP-9 six more month's to try and sell their home seeing spring is here it will help. Also Shelia should talk with them about accepting a lower price. All were in favor. Motion carried!

A motion was made by Scott Copenhaver, seconded by Roger Ewan to approve loan CDBG – 36 with not only the furnace but also the rest of the work on the work order. All were in favor. Motion carried!

A motion was made by Tammy Mann, Seconded by Joe Tomandl to approve client CDBG2010-37 for part of the down payment and closing cost to purchase a home. All were in favor. Motion carried!

A motion was made by Joe Tomandl, Seconded by Tammy Mann to approve the board moving forward on a foreclosure with client CDBG 98-80, seeing all our attempts to collect the loan funds have failed. All were in favor. Motion carried!

A motion was made by Roger Ewan, Seconded by Joe Tomandl to approve the board moving forward on a foreclosure with client CDBG #16, also all our attempts to collect the loan funds have failed. All were in favor. Motion carried!

Other Business: No other business

Conflict of interest: N/A

A motion was made by Joe Tomandl, seconded by Tammy Mann to adjourn the meeting. All were in favor. Motion carried.

“These minutes are subject to approval”

Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
February 8th, 2012

This meeting was called to order by Chuck Webster at 5:09pm. Members present were Scott Copenhaver, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Roger Ewan, seconded by Joe Tomandl to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia let the board know the auditors were here and completed the audit for the year. Everything seemed to go better seeing we are working with HABCO now. If questions were brought up we contacted Angie at HABCO to fill the auditors in. Shelia discussed with the board the HCRI program regulations. She stated she felt that many of the clients should be taking the Managing your money course to benefit them with their financial obligations. Other than that she ran an article on the poster contest in the Star News for one of the fair housing obligations. A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Roger Ewan, seconded by Scott Copenhaver agreeing with the office personnel's statement on the Manage Your Money course. They stated that we can't make it mandatory however Shelia's suggestion if the client attends all the classes we could give them volunteer hours toward their payments on their loan they have with the HCRI program. All were in favor with this motion. Motion Carried!

A motion was made by Tammy Mann, seconded by Scott Copenhaver to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Roger Ewan to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Scott Copenhaver, seconded by Tammy Mann to approve loans for Down payment and closing costs on HCRI H 12-1 and 12-2. All were in favor. Motion carried!

A motion was made by Roger Ewan, seconded by Scott Copenhaver to approve the rehab loan for siding, insulation and a window for client's 2010CDBG-35. All were in favor. Motion carried!

Other Business: No other business

Conflict of interest: N/A

A motion was made by Roger Ewan, seconded by Joe Tomandl to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval" Respectfully,

Shelia Nice
Executive Director

Taylor County Housing Authority
EXECUTIVE COMMITTEE
Minutes of Meeting
January 11th, 2012

This meeting was called to order by Chuck Webster at 5:10pm. Members present were Scott Copenhaver, Joe Tomandl, Tammy Mann & Roger Ewan. Shelia Nice was also present.

A motion was made by Roger Ewan, seconded by Joe Tomandl to approve the meeting minutes from the last meeting. All were in favor. Motion Carried!

A motion was made by Scott Copenhaver, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia filled the board in on the total cost of the Housing Authority's audit for Schenck & HABCO together. Looking at the figures at the end, our savings would not be a lot, however we are getting a lot more for the funds spent out and this is what Jon at Schenck was saying we needed to do. Next Shelia discussed her vacation time. She did not use all of it due to the amount of work load this year. Spending the CDBG grant funds was most important, and doing that much work at once it was not good to leave. She did contact Chuck in December to discuss her vacation before year's end. While discussing this she asked the board about Jennifer's vacation. Jennifer has been assisting Shelia with a lot of HCRI clients, working on debts that need to be collected, and CDBG clients when I ask. A motion was made by Joe Tomandl, seconded by Scott Copenhaver to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Tammy Mann, seconded by Scott Copenhaver to agree with Chuck to let Shelia carry over her unused vacation hours into 2012. All were in favor. Motion Carried!

A motion was made by Roger Ewan, seconded by Joe Tomandl to give Jennifer a week's vacation at her normal 25 hrs per week. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into closed session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Roger Ewan to go into open session. A roll call vote was taken with each member voting aye". All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve releasing 40 acres of land for client 09-19. The client is paying off his mortgage at the bank, we will be the only mortgage on the property and there is plenty of equity. All were in favor. Motion carried!

A motion was made by Roger Ewan, seconded by Scott Copenhaver to approve giving CDBG/HOME client 08-04 five months to sell the clients property without payments. If not sold at the end of the five months the client will need to pay \$300.00 per month until sold or paid in full. All were in favor. Motion carried!

A motion was made by Tammy Mann, Seconded by Joe Tomandl to approve client CDBG2010-33 for rehab work as brought to the board. All were in favor. Motion carried!

A motion was made by Tammy Mann, Seconded by Joe Tomandl to approve client CDBG2010-34 for rehab work as brought to the board. All were in favor. Motion carried!

A motion was made by Scott Copenhaver, Seconded by Roger Ewan to deny client CDBG2010-35 due to lack of equity and clients not being able to afford another loan payment to assist with the cost of the large amount of work that needs to be done All were in favor. Motion carried!

Other Business: No other business

Conflict of interest: N/A

A motion was made by Roger Ewan, seconded by Joe Tomandl to adjourn the meeting. All were in favor. Motion carried.

"These minutes are subject to approval" Respectfully,

Shelia Nice
Executive Director