

OGDEN HOUSING AUTHORITY
MINUTES OF REGULAR MEETING HELD AT
1100 Grant Avenue
Ogden, Utah 84404
January 18, 2012

Roll Call:

Chairperson Jonny Ballard called the meeting to order at 11:56 a.m. on January 18, 2012. Roll call revealed the following persons present:

Board of Commissioners: Jonny Ballard, Chairperson
Branden Hansen, Vice Chair
Greg Chapman, Commissioner
Nancy Dunn, Commissioner
Steve Porter, Commissioner
Trudi Wangsgard, Commissioner

Staff: Tim Price, Executive Director
Lin Fulcher, Section 8 and Special Programs Manager
Marie Tayag, Finance Manager
Markita Mesloh, Public Housing Manager

Guests: Lance Mercer; H. Brent Stratton, Jr., CPA; and
Russel V. Baird, CPA from Baird, Blackburn & Associates, PC

Introduction of Guests:

Auditors H. Brent Stratton, Jr., CPA and Lance Mercer from Baird, Blackburn & Associates, PC presented the June 30, 2011 Annual Audit Report. The auditors provided the Board of Commissioners with a review of the audited financial statements and expressed an unqualified opinion on those statements. A discussion followed. Chairperson Jonny Ballard thanked Baird, Blackburn & Associates, PC for their services. Chairperson Jonny Ballard acknowledged the staff for a good audit report. The representatives from Baird, Blackburn & Associates, PC excused themselves from the meeting.

Approval of Regular Meeting Minutes:

Commissioner Trudi Wangsgard motioned to approve the minutes of the November 16, 2011 regular meeting as presented; a second was made by Commissioner Steve Porter. The motion was passed unanimously by all members present.

Report of Executive Director:

Tim asked Julia Malstrom, Family Self Sufficiency Coordinator, to report on the HELP Portrait event held December 3, 2011. Julia Malstrom reported that over 200 families had participated in Ogden with 11 photographers and over 35 volunteers. The Board of Commissioners viewed a You Tube video of the event. Tim read parts of a letter from Chris Dickinson, HELP Portrait Event Director, acknowledging the incredible effort Julia made to insure this event was a success.

Tim reported that the Department of Housing and Urban Development has awarded the agency 35 Protection Vouchers to assist in providing alternative housing for tenants of the Massey Manor I and Manor II subsidized housing. A discussion followed.

Tim reported that the Department of Housing and Urban Development has advised the agency of funding cuts amounting to approximately \$28,000 in administrative fee for the current fiscal year. He advised the Board that through attrition, the increase of Protection Vouchers, and fiscal conservatism the agency should be able to absorb most of the loss. A budget revision will be forthcoming.

Tim reported that REAC had completed the Physical Inspection of the Public Housing properties with a lower score than expected. He advised the Board, on the advice of HUD, the agency has appealed the score. The agency hired a structural engineer to review the findings and they issued a report in support of the agency. He reported that he believed the findings might be in response to new guidelines where agencies that score as high performers are only inspected once every three years; standard performers are inspected every other year and below standard performers are inspected every year. REAC inspectors are not HUD employees, but sub-contractors. A discussion followed.

Report of Board Committees: None

Unfinished Business:

Vice Chairperson, Branden Hansen motioned to adopt the goals adopted from the November 16, 2011 strategy session; a second was made by Commissioner Greg Chapman. The motion was passed unanimously by all members present.

New Business:

Commissioner Trudi Wangsgard motioned to approve Resolution No. 649-01-12, Accepting the Audit Report presented by Baird, Blackburn and Associates, PC for the year ending June 30, 2011; a second was made by Commissioner Greg Chapman. The motion was passed unanimously by all members present.

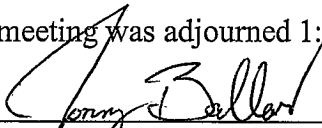
Lin Fulcher, Special Programs Manager, reported on the Section 8 and Special Programs, noting that all programs were running well.

Markita Mesloh, Public Housing Manager, reported on the Public Housing Program, noting 97% Occupancy in November 2011 and 98% Occupancy in December 2011.

Adjournment:

There being no further business, Commissioner Greg Chapman motioned to adjourn; a second was made by Commissioner Steve Porter. The motion was passed unanimously by all members present.

The meeting was adjourned 1:05 p.m.



Jonny Ballard, Chairperson



Tim Price, Executive Director