

THE TWIN FALLS HOUSING AUTHORITY
REGULAR MEETING * APRIL 14th, 2020

The Board of Commissioners met via conference call April 14th, 2020 due to COVID-19 Pandemic protocols. Dennis Sonius, Vice Chair, called the meeting to order with Roll Call at 12:04 p.m. Those attending: Dennis Sonius, Mary Shaw, Mike Mason and Rick Brown. Misty McEwen absent. Leanne Trappen, Secretary and Toasha Lierman (staff) present.

Dennis Sonius, presented the minutes for the March 10th Board meeting, requesting a call for any corrections, questions or discussion. No discussion followed.

- Mary Shaw moved to approve the minutes of February 11th meeting with corrections as noted. Mike Mason seconded, motion carried unanimously.

Dennis Sonius presented the Bills and Vouchers for March and called for discussion. Question regarding the removal of trees and discussion followed. Question: Are unit remodels on hold. Discussion followed; we are working in the vacant units to get them ready for lease-up. Question regarding Security Deposit Refunds.

- Rick Brown moved to approve the Bills and Vouchers, Mary Shaw seconded, motion carried unanimously. The Board reviewed the March Revenue and Expenditures report which is based on the Profit & Loss report generated from QuickBooks.

Dennis presented Resolution #605, adoption of HUD's 2020 Income Limits. Leanne explained that the income listed per household size is the maximum income a household can make to be eligible for housing. These are adjusted every year and are effective April 1st. They must be adopted by the Board of Commissioners and posted. The income levels are lower this year than last year, which is not what is generally expected. Dennis called for a motion to adopt Resolution #605 2020 Income Limits.

- Mike Mason made the nomination to adopt Resolution #605 2020 Income Limits as presented. Rick Brown seconded the motion. Motion passed unanimously.

Dennis presented a Request for Write-off for an account to be submitted to collections. Leanne explained that this account has been in arrears since last fall and we have had no contact with the previous tenant. Dennis Sonius called for a motion to approve the Request to Write-Off the account and submit for collection services.

- Mary Shaw made the motion to approve the account to be written-off for collection. Mike Mason seconded the motion. Motion passed unanimously.

Executive Director report:

- The 2020 Capital Fund Allocation is \$417,696, but with the CARES Act funding we will be receiving an additional installment. Leanne will wait until all the funding has come in before presenting a Resolution to the Board to approve the amended budget for 2020. 2018 CFP is spent out and we are beginning to draw down the 2019 Capital Funds.
- The Duvall Boiler project is still in process. Communicating the need with Reis Plumbing & Heating has been frustrating but I believe we are finally to the point of tying up all loose ends and finding resolution.
- COVID-19 protocols and procedures were discussed along with information being provided for residents. Recommendation to increase the frequency of disinfecting the common use areas/laundry facility.

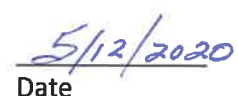
Dennis Sonius called for any other business or a motion to adjourn the regular meeting. Discussion was held on the need to replace our vacated Board seat and fill the Board Chair seat.

- Mary Shaw made the motion to adjourn the Regular Meeting, Mike Mason seconded the motion. The motion passed unanimously. Meeting adjourned at 12:59 p.m.

The next meeting is scheduled May 12th, 2020 at 12:00 p.m.


Leanne Trappen, Secretary


Dennis Sonius, Vice Chair


Date