

THE TWIN FALLS HOUSING AUTHORITY
REGULAR MEETING * MAY 11th, 2021

The Board of Commissioners met May 11th, 2021 at the Twin Falls Housing Authority Community Room located at Sunny View Courts, 1779 Addison Avenue East, Twin Falls. Mike Mason, Chair, called the meeting to order with Roll Call at 12:10 p.m. Those in attendance: Mike Mason, Jan Murphy, Mary Shaw, Rick Brown and Dennis Sonius. Leanne Trappen, present.

Mike Mason presented the minutes for the April 13th Board meeting and called for a motion.

- Dennis Sonius moved to approve the April 13th meeting minutes as presented. Rick Brown seconded the motion. Call for discussion or vote to approve. No discussion followed, Motion passed unanimous.

Mike Mason presented the Bills for April 2021 and called for a motion to approve.

- Rick Brown moved to approve the April list of Bills, Jan Murphy seconded. Call for discussion. Discussion followed regarding QuickBooks financial reports versus PHA-Web financial reports. June's financial reports will be produced from PHA-Web accounting system to include the amended budget for approval. Question regarding leasing versus purchasing of office equipment. Discussion followed. Mike Mason called for a vote to approve the bill & vouchers; Motion passed unanimous.
 - The Board reviewed the March 2021 Profit & Loss report. Discussion followed noting the reimbursement of Capital expenses drawing down funds within the same month of expense has improved the Net Income at month end.

Mike Mason introduced Resolution #620 to Adopt the 2021 Income Limits for eligibility. HUD issues updated income limits annually to be effective April 1st. The 2021 income limits increased substantially over last year.

- Dennis Sonius made a motion to approve Resolution #620 to Adopt the 2021 Income Limits as presented. Rick Brown seconded the motion, motion passed unanimously.

Executive Director Report: Replaced the old combination lock with an electronic locking system. In the final stages of finalizing the audit and just waiting to hear back from the auditors which is expected any day this week. B2a confirmed they will be available to present the audit in person at the June meeting. Leanne is planning to move the Jerome Housing Board meeting to coincide with the Twin Falls Board meeting to accommodate the auditor to only have to travel one day. Replaced gas meters at Sunny View and Washington Courts. Declaration of Trust(s) have all been filed with the County and we are now able to update in the HUD Public Housing Inventory Center (PIC) with the non-dwelling buildings that are located on the properties. Marty is going out for bid on the roof replacement project for Elizabeth Courts. Just received ten (10) 7' x 3' x 6' metal space saver storage sheds to begin replacing the older sheds at Duvall Courts. Discussion followed.

Mike Mason called for any other business or discussion. It was noted that there was no need to call for an Executive Session at this time. Discussion followed stating the interviews for the Executive Director position have been scheduled for the following Friday.

- Mary Shaw moved to adjourn the meeting, Dennis Sonius seconded the motion. Motion carried unanimous. Meeting adjourned at 12:55 p.m.

The next meeting is June 8th 2021 at 12:00 p.m.


Leanne Trappen, Secretary


Mike Mason, Chair

6-15-2021
Date