

THE TWIN FALLS HOUSING AUTHORITY
REGULAR MEETING * January 19th, 2022

The Board of Commissioners met January 19th, 2022, 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 12:07 p.m. Those in attendance: Mike Mason, Rick Brown, Dennis Sonius, and Terry Winkle. Commissioner Jan Murphy was excused. Executive Director Sunny Shaw and Finance Manager Toasha Lierman were also present.

Chair Mike Mason presented the minutes for the December 15th Board meeting and called for a motion.

- Vice-chair Dennis Sonius pointed out some corrected grammar.
- Chair Mike Mason requested some additional verbiage be added to the salary discussion.
- With corrections noted, Vice-chair Dennis Sonius moved to approve the December 15th minutes as presented. Commissioner Rick Brown seconded the motion. Chair Mason called for vote to approve. No discussion followed. Motion passed unanimously.

Review and Approval

Chair Mike Mason presented the bills paid for December 2022 and called for a motion to approve.

- Commissioner Brown moved to approve the December list of bills paid; Commissioner Winkle seconded. Call for discussion or vote. Discussion followed. Commissioner Rick Brown posed a question regarding the difference in electricity paid by Duvall and Terry Courts as opposed to Washington Courts. Director Shaw explained that TFHA pays all electricity at Duvall and Terry. In comparison, the only electricity paid at Washington is for the office, shop, and outside lights. Toasha also explained that, although we pay the electricity at Duvall and Terry, we do read meters and bill the tenants for any excess utility usage. All questions were discussed and answered. Chair Mason called for the vote; motion passed unanimously.
- The board reviewed the monthly Operating Statement and the Quarterly Balance Sheet. Toasha explained that a check was written to pay the PILOT (payments in lieu of taxes) to Twin Falls County. It was written in January so will show up on next month's bills paid, but a journal entry was created to move the expense to December, where it belongs, so the expense is reflected on these two reports for December.
- The board reviewed the Capital Fund Dashboard. Utilization is good, and even ahead of schedule, on each year's award.
- The Commissioners reviewed the HACJ December billing. Toasha discussed the items that are billed to Jerome vs those that are paid directly by Jerome.
- Executive Director Shaw shared her desire to create a non-profit to be used as a fundraising arm as well as a vehicle for affordable housing development. This non-profit would be for both Jerome and Twin Falls with representatives from each board. Vice-chair Sonius moved to approve the creation of a non-profit with Chair Mason and Commissioner Winkle serving as representatives to its new board. The motion was seconded by Commissioner Brown. After discussion, the motion passed unanimously.

Informational Items

- Unit Vacancy Report: The Commissioners reviewed the vacancy report. It presented no concerns.

- Work Orders Report: The Commissioners reviewed the work orders report. There was discussion regarding the number of work orders in December and how quickly the team closes them out.
- Waiting List Report: The Commissioners viewed the waiting list report. The high number of individuals on the elderly/disabled list led to conversation regarding the need for affordable housing for that specific population.
- NAHRO Monitor: The board members reviewed the monitor.
- ROSS Grant Award: Executive Director shared the news that TFHA has been awarded the ROSS-SC Grant. This grant is for \$234,630 to be spread out over 3 years. It will help the elderly/disabled to successfully age in place and those who are able bodied work towards self-sufficiency, should that be their desire.
- Civil Rights Cert Acceptance Letter: The Commissioners were provided the letter from HUD stating that the Civil Rights Certification has been accepted.
- Audit Acceptance Letter: The Commissioners were provided the letter stating that HUD has accepted the previous year's audit and that there are no findings.

Report of the Executive Director

- Executive Director Shaw shared that the agency had struggled with the responsiveness of independent plowing companies to respond quickly after each snow fall. As a result, the agency will be looking to purchase a blade to be mounted on one its trucks to move the work in house.
- Executive Director Shaw also shared that a new sign has been placed outside the front door of the office. It reads "Twin Falls and Jerome Housing Authorities". This is one more effort to show the presence of Jerome HA in the work done by the office.

Call for Nominations and Election of Board Officers

- Commissioner Brown moved that the current officers, Mike Mason as Chair and Dennis Sonius as Vice-chair, be elected to serve another term. Commissioner Winkle seconded the motion. The motion passed unanimously.

General Discussion/Other Business: None

Discussion and Call to Adjourn

Chair Mike Mason called for any other business, discussion, or motion to adjourn.

- Commissioner Winkle moved to adjourn the meeting; Vice-chair Sonius seconded the motion. The motion carried unanimously. Meeting adjourned at 1:20 p.m.

The next meeting is February 16th at 12 pm.

Sunny Shaw, Secretary

Mike Mason, Chair

Date