

THE TWIN FALLS HOUSING AUTHORITY
REGULAR MEETING * MARCH 16th, 2022

The Board of Commissioners met March 16th, 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 12:12 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.

Review and Approval

- Chair Mike Mason presented the minutes for the February 16th Board meeting and called for a motion. Vice-chair Dennis Sonius moved to approve the February 16th minutes as presented. Commissioner Rick Brown seconded the motion. Chair Mason called for discussion. Commissioner Winkle asked for clarification regarding the agency's ability to "steer" to elderly/disabled housing. Director Shaw explained that it is because of the HUD designation of the properties but agreed that it is always critical to be mindful of fair housing laws. With no other discussion, Chair Mason called for a vote to approve. Motion passed unanimously.
- Chair Mike Mason presented the bills paid for February 2022 and called for a motion to approve. Commissioner Winkle moved to approve the February list of bills paid; Vice-chair Sonius seconded. Call for discussion or vote. Discussion followed. Chair Mason inquired about the PERSI amount that is paid out each month. Finance Manager Lierman shared that the amount includes both the employee and agency portion of PERSI as well as the PERSI 401k contributions. Chair Mason called for the vote; motion passed unanimously.
- The board reviewed the monthly Operating Statement. Finance Manager Lierman provided a document to explain the anticipated decrease of the operating fund and discussed how it will be reflected in a budget revision. The board also discussed various expenses that were not considered in the original budget: ROSS office, office lighting, etc. These items will all be small steps towards spending down the agency reserves. Commissioner Winkle asked if it was possible to get percents on the report. Finance Manager Lierman responded that she would look into it.
- The board reviewed the Capital Fund Dashboard. Finance Manager Lierman shared that a large draw had just been processed for the completion of the furnaces and water heaters so that amount will be reflected on the next dashboard. The commissioners had several questions about obligation end dates and disbursement end dates, each of which was answered.
- The HACJ January and February billing was reviewed by the board.

Informational Items

- Unit Vacancy/Turn Report: The Commissioners reviewed the vacancy/turn report. There were no concerns or questions regarding the report. They were pleased to see that the vacancies are being leased up in a timely manner.
- PHAS Report: The Commissioners reviewed the PHAS report. There were no concerns or questions regarding the report. Director Shaw shared that she was incredibly pleased with how quickly the maintenance team responds to work order requests.
- Waiting List Report: The Commissioners viewed the waiting list report.
- NAHRO Monitor: The Commissioners reviewed the monitor.

- Quarterly Newsletter: The Commissioners were provided a copy of the Spring agency newsletter. It highlights the new board member in Jerome as well as the ROSS-SC Grant award.
- CARES Act Reporting: Director Shaw provided a copy of the CARES Act report that was submitted to HUD. The report shows the money received and expended in response to the pandemic.
- Training Opportunities: The board was made aware of two upcoming trainings for commissioners.

Report of the Executive Director

- The written report was provided to the board.

General Discussion/Other Business: Director Shaw shared information about the Poverty Simulation that is being put on by the Homeless Coalition. She extended an invitation to board members to participate in the event.

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; Commissioner Brown seconded the motion. The motion carried unanimously. Meeting adjourned at 1:14 p.m.

The next meeting is April 20th at 12 pm.

Sunny Shaw, Secretary

Mike Mason, Chair

Date