

A regular meeting of the Board of Commissioners of the Walla Walla Housing Authority was held Monday, November 28, 2011, at the Walla Walla Housing Authority, 501 Cayuse, Walla Walla, WA, commencing at noon.

Present

Brian Jones, Chair
Elizabeth Humphrey, Vice Chair
Pam Cress, Commissioner
John Cunnison, Commissioner
Dominick Elia, Councilman, Ex-Officio
Renée Rooker, Executive Director/Secretary

Absent

Cathie Antle, Commissioner
Steve Woolley, Commissioner

Chair Jones called the meeting to order.

Commissioner Cunnison moved and Commissioner Cress seconded to adopt the agenda as presented. Passed unanimously.

Commissioner Cunnison moved and Commissioner Humphrey seconded to adopt the consent agenda as presented. Passed unanimously.

Minutes of the October 31, 2011 regular meeting.

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the Board of Commissioners.

Checks	6424 – 6509
ACH	15640 – 15730
Banner Bank totaling	\$197,005.93

Checks	700 – 731
ACH	6239 – 6569
Total HCV fund distribution	\$331,014.00

Resolution #722

Revise the Welch Deposit Revolving Loan Fund

YEAS

Brian Jones
Elizabeth Humphrey
Pam Cress
John Cunnison

NAYS

None

Finance Director Schwerin presented the October financial statements. Commissioners reviewed the financial performance of the Housing Authority's properties and programs. Finance Director Schwerin highlighted key performance measures and explained how the individual properties/properties tie with the organization-wide balance sheet. Commissioner Cress moved and Commissioner Humphrey seconded to accept the October financial statements for the Housing Authority and its Component Units. Passed unanimously.

Commissioners discussed the proposed 2012 budgets as presented. After a lengthy discussion on the assumptions that were used to develop the budgets and the lack of written confirmation on the funding levels for Low-Rent Public Housing and the Housing Choice Voucher programs, Commissioner Cress moved and Commissioner Cunnison seconded to postpone the 2% cost of living adjustment until HUD provides funding notifications. Passed unanimously.

Resolution #723
Adopt 2012 Operating Budget
For the Walla Walla Housing Authority

<u>YEAS</u>	<u>NAYS</u>
Brian Jones	None
Elizabeth Humphrey	
Pam Cress	
John Cunnison	

Resolution #724
Authorization to Execute Required Documents
For the Development/Redevelopment of Lariat

<u>YEAS</u>	<u>NAYS</u>
Brian Jones	None
Elizabeth Humphrey	
Pam Cress	
John Cunnison	

Chair announced the December Board meeting will be held on December 19th at noon since the regular scheduled meeting date of December 26th is a holiday.

The Development Project report was presented. Commissioners discussed the Walla Walla Family Homes development and its budget.

An update was provided that Valle Lindo Homes is 100% leased and has a wait list.

Chair Jones announced that it is time to conduct the evaluation of the Executive Director. The instrument will be sent via email and to return the completed evaluation within two weeks so the comments can be correlated in preparation of our December Board meeting.

The Executive Director's report was presented along with reports from administration, property management, rental assistance and maintenance. There was no action required.

Having no other further business, the meeting was adjourned at 1:23 pm.

CHAIR

ATTEST

Secretary/Executive Director