

Low Rent Housing Agency of Red Oak
Regular Board Meeting
February 14, 2019
1805 N. 8th Street, Red Oak
In Large Community Room

Present:

Harlan Ebert
Ray Housh
Jane Shearer
Mary Ellen Godbout
Diane Wingert
Amy Akers

Others Present:

Dorothy Wells
Phyllis Armstrong
Pat Neal
Gregg Peters
Linda Major
Joanne Glassinger
Carol Eggeling
Brent Blume
Linda Kliver
Teena Dodge

Absent:

Carolyn Marsden

Chairman, Harlan Ebert, called the Regular Board Meeting on February 14, 2019 to order at 3:00 p.m. It was announced the meeting is being tape recorded and any disorderly conduct can result in the removal from the premises by law enforcement.

Roll call was taken. Members present were Harlan Ebert, Ray Housh, Mary Ellen Godbout, and Jane Shearer. Members absent: Carolyn Marsden.

Chairman, Harlan Ebert, opened the floor for comments – Happy Valentine’s Day!

The Agenda was presented with no additions. Ray Housh made motion to approve the agenda as presented, seconded by Mary Ellen Godbout. Roll call vote: Harlan Ebert-Yes; Ray Housh-Yes; Mary Ellen Godbout- Yes; and Jane Shearer- Yes. Absent: Carolyn Marsden. Motion carried.

Minutes of the Regular Board Meeting for January 8, 2019 were presented. Chairman, Harlan Ebert, asked if there were any additions or corrections to the minutes – there were none. Jane Shearer motioned to approve the minutes as presented, seconded by Mary Ellen Godbout. Roll call vote: Harlan Ebert-Yes; Ray Housh-Yes; Mary Ellen Godbout- Yes; and Jane Shearer- Yes. Absent: Carolyn Marsden. Motion carried.

Voucher #515 for Phase I with Receipts totaling \$30,915.21 (Rent \$18,913.00, eLOCCS fund \$1,712.50, Laundry \$233.25, Other \$5.58, and ½ Payroll \$10,050.88). Disbursements of \$31,093.06 (Checks \$24,953.51 and Electronic Payments \$6,139.55) were presented. Motion was made by Ray Housh to accept Voucher #515, seconded by Jane Shearer. Roll call vote: Harlan Ebert-Yes; Ray Housh-Yes; Mary Ellen Godbout- Yes; and Jane Shearer- Yes. Absent: Carolyn Marsden. Motion carried.

February’s Phase II Request for Funds with Receipts of \$25,663.00 (Rents \$14,316.00, TRACS \$10,979.00, Laundry \$368.00, and Other \$0) and Disbursements of \$20,313.52 were presented. Motion was made by Mary Ellen Godbout to approve February’s Phase II Request for Funds, seconded by Ray Housh. Roll call vote: Harlan Ebert-Yes; Ray Housh-Yes; Mary Ellen Godbout- Yes; and Jane Shearer- Yes. Absent: Carolyn Marsden. Motion carried.

February’s Management Fund with receipts of \$3,219.72 and Disbursements of \$3,506.48 were presented. Motion was made by Ray Housh to approve February’s Management Fund activity, seconded by Jane Shearer. Roll call vote: Harlan Ebert-Yes; Ray Housh-Yes; Mary Ellen Godbout- Yes; and Jane Shearer- Yes. Absent: Carolyn Marsden. Motion carried.

Board members were given copies of bank statements and financial statements.

Old Business – Large Community Room Expansion – the construction is still scheduled to start this spring.

The Phase 2 REAC inspection was Monday, January 28th. The final report was received and the score was a 96, which I believe is the best score we've had. There were repairs to be made and most all have been completed. There are a couple outside repairs to be done after the weather warms up.

2019 OCAF Rent Increase – Resolution 2019-1 was presented to approve the increase in flat/market rent to \$568, effective June 1 for Phase II tenants and September 1 for Phase I tenants. No comments were received. Motion was made by Ray Housh to approve Resolution 2019-1 adopting new flat/market rents, seconded by Mary Ellen Godbout. Roll call vote: Harlan Ebert-Yes; Ray Housh-Yes; Mary Ellen Godbout- Yes; and Jane Shearer- Yes. Absent: Carolyn Marsden. Motion carried.

New Business began with a report from Resident Council President, Dorothy Wells. All activities are going well. Cooking class will begin next week. Residents will be running this themselves. Dorothy mentioned at the November Resident Council meeting it was decided to increase the fee for potluck to \$5 if you don't bring a dish. The fee to bring a guest to coffee social was also approved at \$5.

Update of work – We currently have no openings on Phase I and one opening on Phase II. The empty on Phase II will be leased at the end of this month.

The office will be closed Monday, February 18th for Presidents' Day.

Lawn bid letters were sent to multiple vendors. Bids received will be reviewed at the March meeting.

The audit was originally scheduled for March 13 and has been moved up to next week, February 19th. The office and large community room will be closed that morning for the audit.

Chairman, Harlan Ebert, asked if there was any other business to come before the board – Joanne Glassinger brought up the increase in potluck fee and that it was reasonable as people that bring dishes spend a lot more than \$5. All agreed.

The next regular meeting will be March 12th.

Ray Housh motioned to adjourn the meeting at 3:15 p.m., seconded by Jane Shearer. Harlan Ebert-Yes; Ray Housh-Yes; Mary Ellen Godbout- Yes; and Jane Shearer- Yes. Absent: none. Carolyn Marsden.

Harlan Ebert, Chairman or
Ray Housh, Vice-Chairman

Diane Wingert, Secretary