

SHELBY METROPOLITAN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
June 13, 2022

1. Roll Call

Chairman Frye called the meeting to order. Present upon roll call were Chairman Frye, Vice Chairman Jan Geuy, and Amy Klingler. Frank Mariano and Dmitri Williams were excused. Quorum was noted. Director Judy Wells and Assistant Director Laura Werner were also present. The regular scheduled meeting was called to order at 12:22p.m.

2. Approval of May 16, 2022 Board Meeting Minutes

Chairman Frye called for approval of May minutes. Vice-Chair Geuy made a motion to approve the minutes Amy Klingler Seconded. All ayes heard. Motion carried.

3. Approval of May Financial Report

Chairman Frye asked for questions or concerns. Amy Klingler made a motion for approval, Jan Geuy seconded. All ayes heard. Motion carried.

4. April Director's Report

Director Wells reviewed the report with board members. Jan Geuy asked if she knew why the applications are down for both programs. Director Wells explained that some of the issue is all the new rental properties in the area, along with the economy. Wells also stated that at the last conference she learned that most PHA's are encountering the same problems.

5. Section 8 Housing Choice Voucher Spreadsheet

Judy reviewed the spreadsheet. Section 8 is leased at 228 Occupancy, with a HAP cost of \$78,451.00 for May and a Per unit cost of \$344.00. Director Wells looks for changes in the future with the rising costs of utilities and rent.

6. Old Business

A. Complex/Maintenance update

Director Wells stated that The Maintenance Department is mowing at all complexes. The tenant at Shelby Manor in Jackson Center, OH has started mowing and seems to be doing a great job. He is keeping track of his hours and can earn a stipend of up to \$200.00 a month without affecting the rent. Chairman Frye asked if the door project at Jackson Towers has begun. Director Wells replied that the second floor is complete and the door for additional floors are on order.

B. Personnel Update

Director Wells reported she is still working with Clemens Nelson and Associates on this.

7. New Business

There was an episode at the Towers where a tenants' dog attacked another tenants' elderly dog. It was then taken to the veterinarian where it succumbed to the injuries. The dog that attacked was removed. And will not be coming back to the towers. Both tenants were very upset but handled the situation well and as of today, there has not been any further incident.

Director Wells passed out a quote from Gillespie on the cement pad work at the Jackson Towers dumpster area, the catch basin work at Hilltop Manor and repairs to the dumpster enclosures in Jackson Center. Director Wells asked for this to be voted on, Vice-Chair Jan Geuy Made motion for approval, Amy Klingler seconded, all ayes.

Director Wells also reported that the 2022 C.A.P. fund grant has been completed and sent in.

8. Adjournment

Chairman Frye called for a motion to adjourn. Amy Klingler made motion to adjourn, Vice Chair Jan Geuy seconded. All Ayes. Motion carried.

The meeting adjourned at 1:02 p.m.

Submitted by Laura Werner, Assistant Director