

**BEAVER HOUSING AUTHORITY
BOARD MEETING MINUTES
September 10, 2024**

Board Members

Von Christiansen
Ginger McMullin
Max Crandall
Brent Blackner

Others

Jason Scheuer – Executive Director
Buffy Cicala- Office Manager
Eva Osorio- Administrative Assistant

The meeting began at 12:15 p.m.

Chairman Von Christiansen welcomed everyone. Commissioner Brent Blackner offered a prayer. Commissioner Ginger McMullen made a motion to approve the board meeting minutes as sent. Commissioner Brent Blackner seconded the motion. All were in favor. Commissioners Ginger McMullin made a motion to approve the bills as presented. Commissioner Max Crandall second the motion. All were in favor.

Executive Director Jason Scheuer gave the updates on BHA programs. In Development, there are 2 open apartments, Milford Plaza #51 & #12. Milford Plaza #51 is ready and has a potential tenant and Milford Plaza #12 is in its final stages of being remodeled. Chairman Von Christiansen asked if Beaver Housing Authority will be pressing charges or if they already did on damages of property for Milford Plaza #12. Executive Director Jason Scheuer stated they have not because the attorney mentioned that they would not be getting any money from it and it might even cost Beaver Housing more if they do. The Board members encouraged Executive Director Jason Scheuer to press charges. In Country Village# 4 flooring is done and just needs cleaning and it will be ready. There was a potential tenant but after running credit and income, they are above the USDA criteria. Country Village#9 is also open and the flooring needs to be done. Beaver Housing Authority will use the Country Village Reserve and have USDA help pay for it. Beaver Meadows is full. Crown is full. Public Housing is full. In Section 8 there are 33 vouchers, there are 2 Mainstream Voucher that ended participation because they moved to long term care so there will be 2 vouchers that could be issued. We will also try adding a couple more besides the mainstream vouchers with the help of the two-year tool from HUD and still under the threshold.

In general improvements, there are a couple of upcoming training courses. Most of the team will be heading to Salt Lake for the NSPIRE training, which is the new inspection methods that are going to be required by HUD to be used. New forms will be used for Public Housing and Section 8 and Executive Director Jason Scheuer would want to use this method for all the properties because it's very detailed and thorough and it will help with all of the properties. There is also some additional LITCH training that are required for the staff that are going to be involved of Mountain Shadows and the Crown Program.

In other business, Executive Director Jason Scheuer explained that going over their books and finances they have found more historical tenant balances. These are no longer tenants and just want to clear the books. Office Manager Buffy Cicala explained that previous write offs were pulled from QuickBooks with tenant names and the write offs that are being presented today are being pulled by a different report without names and that's why they were missed last time. Commissioner Max Crandall made a motion to authorize the balance of the write off. Commissioner Brent Blackner seconded the motion. All in favor. Chairman Von Christiansen mentions that there is a need of ratification of the Tushar bid for the Mountain Shadows IV Crown homes. Executive Director Jason Scheuer states that the last board meeting the Board discuss the bid but there was not a vote. Bid came in only from Tushar Contracting at \$2,134,546.00 for 6 homes.

Commissioner Ginger McMullen ratifies the motion to approve Tushar Contracting for the Crown homes. Commissioner Max Crandall seconded the motion. All in favor.

Chairman Von Christiansen stated that the playground of Country Village is overgrown with weeds. Executive Director Jason Scheuer is aware and has work orders in to work on them. There have been issues with tenants also leaving trash next to the trash bin and not in the trash. Executive Directors Jason Schuer has sent out multiple notices regarding all the issues both in Beaver Meadows and Country Village but especially Beaver Meadows because of the kids. The purpose of the cameras is because the kids are disturbing other tenants and even deputies are being called because certain kids are not behaving. Chairman Von Christiansen mention if Executive Director Jason Scheuer is wanting to put bulletin boards on our apartment complex. Executive Director Jason Scheuer stated that he would want to put those community bulletin boards in the Aspen, Country Village, and Beaver Meadows. Milford Plaza would be an exception as not all the apartments are run by Beaver Housing Authority. In those bulletin boards we would include the notices we give out to the tenants and any useful contact information for the community like balancing books, taking care of the home, home improvement classes. Commissioner Brent Blackner asked on the progress of Hodges and the payment plan and Executive Director Jason Scheuer stated there is progress and she is making monthly payments.

Executive Director Jason Scheuer has thought and ideas for the future money and future building of home in Milford and Beaver. Executive Director Jason Scheuer has an idea to put The Mansfield Apartments up for sale and use the funding to directly invest in building our own homes. This way we don't have to use any type of entity to invest and we could have the opportunity to do affordable housing and not low-income housing. All the members of the board would want to think about it because they don't want the wrong property management to take over. The Executive Director will need the property to get appraised and see the value and the potential buyers and the proposal of the management plan they might have. Commissioner Max Crandall questioned the Aspen Lodge sign and Executive Director Jason Scheuer is looking into it.

BHA Staff and the board members took a trip to Milford and visited Milford Plaza#12, #51 and Beaver Meadows Milford.

Chairman Von Christiansen adjourns the meeting at 1:06 PM