

**BEAVER HOUSING AUTHORITY
BOARD MEETING MINUTES
January 14, 2025**

Board Members

Von Christiansen
Ginger McMullin
Max Crandall
David Moore

Others

Jason Scheuer – Executive Director
Buffy Cicala- Office Manager
Eva Osorio- Program Lead
Licia Barkdull- Administrative Assistant

The meeting began at 12:20pm

Chairman Von Christiansen welcomed everyone; He welcomed David Moore as the new Board Member for Beaver Housing Authority. Office Manager Buffy Cicala offered a quote from Eleanor Roosevelt, “When you give joy to other people, you get more joy in return. You should give a good thought to the happiness that you can give out.”

Review of bids for Mansfield #6 Roof: Executive Director Jason Scheuer explains that he did send out 5-6 contractors to look at the roof. Only 3 contractors came back with a bid: Strauch Construction at \$42,450.00, Zogas Handy Man Services LLC at \$48,000.00 and B- Town Construction at \$25,000. Commissioner Max Crandall made a motion to utilize the services of Strauch Construction. Commissioner Ginger McMullin second the motion. All were in favor.

Executive Director Jason Scheuer gave the updates on BHA programs. Public Housing is full. Country Village is full. Beaver Meadows is full. Crown is full. In Development, Mansfield# 5 is remodeled and ready to rent. Mansfield#6 is down until the roof project is completed. Main Street#1 is open and signing lease today. In Aspen#16 flooring will be installed as early as tomorrow and will be ready to rent as early as next week, after the holiday. Apartment #2 in Milford, recently evicted tenant, will be going through a full remodel and will be down for a while. In Section- 8 there are 32 vouchers, 24 Mainstream Voucher and 8 Housing Choice Vouchers. Executive Jason Scheuer explains that they have been talking with HUD, along with our accountant, because HUD wants Beaver Housing Authority to issue more vouchers. If we do, there is an opportunity for Beaver Housing Authority to go into a shortfall with the funding that we get. So, it’s being looked at.

Chairman Von Christiansen called for a closed session to discuss the character, professional competence, or physical or mental health of an individual; discuss strategy for pending or imminent litigation, real property negotiation. Commissioner Ginger McMullin made a motion for this closed session. Commissioner David Moore second the motion. All were in favor. Chairman Von Christiansen opens closed session at 1:00pm.

In other business, Executive Director Jason Scheuer distribute the code of conduct that Chairman Von Christiansen put together that will increase the fraud score with the state of Utah. Commissioner Ginger McMullin and Max Crandell supplied certificates, Executive Director Jason Scheuer will add those points, and it will raise the score significantly with the fraud assessment. It will move their score from high risk to mid/low risk. Brady Bradshaw stopped by yesterday and talked about the property that we own and that they want to create a water runoff. Executive Jason Scheuer stated that he would talk to our commissioner Brent Blackner, he has an idea of what is going on. Brady Bradshaw’s board meeting will be in a week or two and they invited Executive Director Jason Scheuer to sit down and see what’s going on. Executive Director Jason Scheuer will find out how many water shares Beaver Housing Authority owns.

Chairman Von Christiansen adjourns the meeting at 1:04pm.