

**BEAVER HOUSING AUTHORITY
BOARD MEETING MINUTES
May 17, 2024**

Board Members

Ginger McMullin
Brent Blackner
Max Crandall
Linda Rothenburger

Others

Jason Scheuer – Executive Director
Eva Osorio- Administrative Assistant

The meeting began at 12:02 p.m.

Commissioner Ginger McMullin welcomed everyone. Commissioner Ginger McMullin is presiding as the Chairperson as Von Christiansen was excused from the meeting for an out of state training. A standing motion was made by Commissioner Brent Blackner, second by Commissioner Linda Rothenburger to pass the chair to Commissioner Ginger McMullin for voting purposes. All were in favor. Commissioner Brent Blackner offered a prayer. Commissioner Max Crandall made a motion to approve the board meeting minutes as sent. Commissioner Linda Rothenburger seconded the motion. All were in favor. Commissioners Brent Blackner made a motion to approve the bills as presented. Commissioner Max Crandall second the motion. All were in favor.

Executive Director Jason Scheuer presented the collection loss from Public Housing, Country Village, Beaver Meadows and Development from tenants that are no longer renters or recent evictions. There has not been a write off since 2016 and Executive Director Jason Scheuer has plans and would like a fresh start. (close session). Insurance update, Executive Director Jason Scheuer presented an increase of 1.95% for the 2024-2025 premiums, the insurance benefits were kept the same. Commissioner Ginger McMullin made a motion to accept rates starting July 1st, 2024. Commissioner Linda Rothenburger made a motion. Commissioners Brent Blackner seconded the motion. All were in favor.

Executive Director Jason Scheuer gave the updates on BHA programs. Public Housing is full. In Development, Milford Plaza# 12 and Milford Plaza# 51 are vacant and will start remodeling soon. The eviction process has been completed, and we can now start remodeling. Executive Director Jason Scheuer wants to work with the attorneys to see if any restitution can be made. In Country Village, #4 and #5 are currently open but have tenants ready to sign soon. In Beaver Meadows, unit 705 N will be vacant soon. The tenants from 705 N, will be moving to a Crown Home. In Crown, there will be one home available in Mountain Shadows. We have a tenant ready to move in as soon as it is available. In Section 8, we are full, we have 24 Mainstream Vouchers, 6 Housing Choice Vouchers and 1 port out. It's a total of 31 vouchers, the highest we have ever had.

In other business, Aspen #6 will be completely remodeled by Monday and already have a tenant lined sign a lease. Commissioner Max Crandell is interested in how it will turn out. Hill top # 5 has been fully remodeled. It had been scheduled for a long time and finally got it done. No more cable tv for Hill Top. They are on streaming the internet with South Central. In Beaver Meadows, Executive Director Jason Scheuer is looking into security cameras. He is looking for a potential shed and is considering removing the planters that have no plants and putting the shed there and trying to see if we can do a wireless signal. Executive Director Jason Scheuer would also need to look for a bigger server for the Housing Authority. Executive Director Jason Scheuer had a budget meeting with accountant to talk about next year's budget and will be presented in next meeting. In general, tenants are to keep all areas of homes clean. Some projects get help with landscaping and others don't depending on the agreement established when the projects were built. Beaver Housing Authority helps with sprinklers, if possible, but in terms of the tenants keeping their lawns clean, they are responsible. Executive Director Jason Scheuer is almost done with the second phase of inspection for the

year. There will have been over 300 inspections done. Maintenance workers have been working hard. Jace Sisneros has been working on some work orders by himself. He still makes calls to Raymond but manages to work alone. Ryan Baum has been great with his knowledge in sprinklers and plumbing in his part time status. Commissioner Max Crandall asked if there is some type of written agreement with tenants. Executive Director Jason Scheuer explained that there is but is looking in updating certain information on the lease. Executive director Jason Scheuer explained that he lets his tenants know that if there is a problem and can't pay rent to communicate with Beaver Housing and we will work with the tenant.

Commissioner Ginger McMullin called for a closed session for the purpose of discussing the character, professional competence for physical or mental health of an individual: discuss strategy for pending or reasonably imminent litigation, real property negotiation. Commissioner Max Crandall made a motion for this closed session. Commissioner Linda Rothenburger seconded the motion. All were in favor. Commissioner Ginger McMullin open the session at 1:10pm

Commissioner Ginger McMullen adjourns the meeting at 1:10 p.m.