

**BEAVER HOUSING AUTHORITY
BOARD MEETING MINUTES
May 13, 2025**

Board Members

Von Christiansen
Ginger McMullin
Brent Blackner
Max Crandall

Others

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

The meeting began at 12:09pm

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

Executive Director Jason Scheuer gave the updates on BHA programs. Public Housing, there is one vacancy and there is already a tenant in place for occupancy. All Crowns are full except Mountain Shadows III and that is due to a recent eviction. Mountain Shadows IV is ahead of schedule with the construction. The application process will get started shortly along with advertising in the newspaper and the BHA website. There is a 6-week time frame for completion of the first two homes. Country Village has one vacancy, and a tenant has already signed the lease for June. Beaver Meadows has one vacancy. Beaver Meadows is being advertised in the newspaper for Veterans. If not filled within 60 days with a veteran we can open it up to the public. In Development, there is a total of 5 openings. 4 of the 5 openings are part of the rehabilitation project: The White house, Milford #1, D2 is almost done. Aspen# 14 it was an eviction, and they will have the last of their stuff out on Wednesday. Aspen#14 will be an easy fix. Section-8 is full. There are 30 vouchers: 23 Mainstream Voucher and 7 Housing Choice Vouchers.

In other business, the Executive Director Jason Scheuer had the board members sign a disclosure statement. Executive Director Jason Scheuer talks about having about half a million dollars in community funds with Utah Housing Corporation and that comes from all the Crown projects BHA has been a part of. In 2027 UHC will be changing the way the community funds can be utilized and it's in our best interest to use a large amount of funds because in 2027 they will be going into a general pool and basically it turns almost into like loan process and not grant money that we have earned. Executive Director Jason Scheuer wants to purchase a home to add to the BHA portfolio with community funds and has been looking around on Zillow and talking to realtors on homes that wouldn't need too much rehab or remodeling and are within our price range. A scheduled tour of the house would be great and whoever can attend would go. Commissioner Ginger McMullin makes a motion for Executive Director Jason Scheuer to move forward with the interest of purchasing a home for potential property. Commissioner Brent Blackner seconded the motion. All in favor. Executive Director Jason Scheuer talks about adding a third signer to the accounts. Commissioner Brent Blackner would be the 3rd signer. Also, Executive Director Jason Scheuer is looking into being Bonded and is waiting on White Insurance to get back to us. Board members are

curious to see if BHA can increase the bond amount. Executive Director Jason Scheuer will find out. Commissioner Ginger McMullin made a motion to authorize an additional signer for the bank accounts for signing purposes. Commissioner Brent Blackner seconded the motion. All were in favor. Office Manager Buffy Cicala explained that they are planning on keeping the same plans for the benefits. Medical is through PEHP and dental and vision are through EMI. It went up 4.2%. Commissioner Ginger McMullin made a motion to approve the benefits. Commissioner David Moore seconded the motion. All were in favor. Executive Director Jason Scheuer will be sending all the board members the budget to prepare for the budget meeting in June. Commissioner Max Crandall asked how Mansfield #6 is going. Executive Director Jason Scheuer explained that the roof has been completed, however they were having issues with some leaks and that they had to do the HVAC draining pipes systems. The pipes had not been hooked to the training pipe and so the condensation was just draining on the roof. Also, the security bars have been ordered, and these new bars are security bars as well but have a button that the tenant can push and they can be released and open. Also, Executive Director Jason Scheuer is looking for something nice for the space the Aspen sign was at. There have been some inquiries from tenants about putting up trees. Executive Director is looking into it; there is so many good ideas.

Chairman Von Christiansen adjourns the meeting at 12:55 pm.