

**BEAVER HOUSING AUTHORITY
BOARD MEETING MINUTES
June 17, 2025**

Board Members

Ginger McMullin
Brent Blackner
Max Crandall
David Moore

Others

Jason Scheuer – Executive Director

The meeting began.

Commissioner Brent Blackner is presiding as the Chairperson as Von Christiansen was excused from the meeting. A standing motion was made by Commissioner Ginger McMullin, second by Commissioner Max Crandall to pass the chair to Commissioner Brent Blackner for voting purposes. All were in favor. Executive Director Jason Scheuer offered a prayer. Roll call vote Brent Blackner (aye), Ginger McMullin (aye), Max Crandall (aye) and David Moore (aye).

HUD Annual Plan for 2026 and 2026 5-year plan- Executive Director Jason Scheuer explained that BHA is part of a 5-year fixed plan and this year is the final year of those 5 years, 90% of that plan was generated in 2022. Beaver Housing Authority originally allocated \$42,900 into a capitol fund for the 2026 plan. In the last couple of weeks HUD has increased the amount to \$53,647 due to the needs that BHA has requested but also to being a High performer in both Section 8 and Public Housing. Additionally, BHA is classified as a Qualified Public Housing Authority. Executive Director Scheuer outlined several proposed projects under the 2026 Annual Plan. These include the installation of privacy walls outside the patios, with a dedicated budget of \$14,000 for that initiative. Plans also involve replacing two HVAC systems and continuing the disconnection and deactivation of in-floor heaters, which have been identified as a fire hazard. Funds have also been allocated for general operational needs, including miscellaneous materials and HVAC-related improvements. Improvements to the common area are being considered, including the potential addition of a computer for use by senior residents. Commissioner Ginger McMullin made a motion to approve the 2026 annual plan and the 2026- 5-year plan. Commissioner David Moore seconded the motion. All in favor.

Beaver Housing 2026 Fiscal Budget – Commissioner Max Crandall make a motion to approve the 2026 Fiscal Beaver Housing Authority budget as is with the addition of \$53,647 capital funding coming from HUD added as a line item. Commissioner David Moore seconded the motion. All in favor.

Commissioner Brent Blackner 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 Max Crandall second the motion. All were in favor.

Closed session was declared closed by Commissioner Brent Blackner at 1:35pm. Board members exited the Closed Session declared by Commissioner Brent Blackner at 1:42pm.

Commissioner Max Crandall made a motion to raise the salary for Executive Director Jason Scheuer to \$75,000 effective October 1st, 2025. Commissioner Ginger McMullin seconded the motion. All were in favor.

In other Business- There will be a ribbon cutting date for the new homes for Mountain Shadows IV.

Commissioner Brent Blackner adjourns the meeting.