

**Lexington Housing Authority  
Minutes 06-19-19**

The regular meeting of the Lexington Housing Authority was held Wednesday May 8, 2019 at 609 East 3<sup>rd</sup> Street, Lexington, Nebraska, at 12:00 p.m. Commissioners present were Chairman Victoria Clements, Vice – Chair John Salem, Bill Brecks, and Kyle Ferguson along with director Derek Haines from LHA. Vance Bricker was absent.

**NOTICE:** Notice of the meeting was given in advance, thereof by posting LHA lobby and other public places in Lexington, the designated method for giving notice. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

**CALL TO ORDER:** The regular meeting was called to order by Chairman Clements Salem at 12:02 PM who informed the public that the Open Meetings Act is posted at the Lexington Housing Authority, located at 609 E 3<sup>rd</sup> Street, Lexington, Nebraska.

**Public Comment Period**

There were no parties in attendance for public comment period.

**Consent Agenda Items:**

Minutes of the Regular Meeting held May 8, 2019 were presented to the Commissioners for consideration and approval.

Claims and Bills including the check registers were presented to the Commissioners for consideration and approval.

Financial Reports including the Investment Report, Grant Report and Accountant Board Summary Reports for September 2018 to December 2018 and capital grant funding were presented to the Commissioners for consideration and approval.

A motion to approve the consent agenda items as presented was made by Commissioner Salem, second by Commissioner Brecks. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, and Clements. Nays: None. Motion Carried

**Unfinished Business**

NONE

**New Business**

Vacant Lots – Haines will follow up with HUD with respect to releasing the lots

**Directors Report**

**General Business**

None

**Lex Development Corp**

I am moving forward to get a release of our vacant lots currently under HUD Declaration of Trust. I am working on both Public Housing and our Multi Family side to get the lots released.

**Training Dates / Travel**

As a reminder, I found a HUD PHA Governance and Financial Management Training for Board Members and will forward the link if you are interested in taking the class.

**Public Housing 1-50 and Scattered Sites**

I had one case go to the Nebraska Equal Opportunity Commission in which a tenant claimed she was wrongly evicted. The result of the investigation is still pending.

**East Lawn Addition (Section 8 New Construction) 51-98**

We added new coin operated washers and dryers to replace the old units. I increased the fee per load to help offset the cost.

**East Lawn East 101 – 118**

We have added new coin operated washers and dryers to replace old units.

**Pioneer Homes**

We put vinyl flooring in one of the units that was recently vacated. Although it is more expensive to install, it is my estimate that switching to vinyl flooring will show a cost savings in the long run.

**Vouchers - See attached voucher report**

John has started to schedule appointments in Holdrege and Phelps County to administer vouchers there. We did send a denial letter to an applicant who did not respond within the allotted time frame. She has been informed she can reapply and will be placed back on the waiting list if she chooses to do so.

**Legend Oaks**

None

**Legend Oaks II**

None

**Personnel**

Wage and performance reviews will be completed prior to June 30, 2019 which is our fiscal year end and will be covered in the review of the budget.

**Evictions**

LHA is processing one eviction this month.

Audit Findings – Director Haines covered the Audit Findings Letter and the corrective action that will be taken to insure the findings do not occur again. The findings are mainly due to lack of accurate reporting by the prior fee accountant and the fact that timely reports were not obtained despite many attempts to get them. It was discussed that PH had used \$164,273 of the operating reserve in the fiscal year. Some grant funding will be used to offset the usage of operating reserves.

**Resolution 2019 – 08 Audit Findings**

This resolution, a HUD required corrective action measure, covered the discussion held about the 2018 audit findings. A motion to approve resolution as presented was made by Commissioner Brecks, second by Commissioner Salem. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, and Clements. Nays: None. Motion Carried

**Resolution 2019 – 09 Items to Dispose Of**

Director Haines stated the items on the list are old coin operated washers and dryers that were no longer serviceable. They have been replaced by newer units. These items will be taken to the City of Lexington Service Building for disposal.

A motion to approve resolution as presented was made by Commissioner Salem, second by Commissioner Ferguson. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, Ferguson and Clements. Nays: None. Motion Carried

**Resolution 2019 – 10 Doubtful Accounts**

Director Haines stated the accounts that are on the list are to be charged off. Collection efforts via court judgement, small claims judgment or other placing for collection will be attempted. One account shows approximately \$4,600 in charges which was mostly from tenant damages to the unit.

A motion to approve resolution as presented was made by Commissioner Ferguson, second by Commissioner Salem.. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, Ferguson and Clements. Nays: None

**Resolution 2019 – 11 Public Housing Budget**

Haines discussed the Public Housing portion of the entity wide budget and indicated the program is projecting to break even for FYE 6/30/2020.

A motion to approve resolution as presented was made by Commissioner Salem, second by Commissioner Brecks. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, Ferguson and Clements. Nays: None

**Resolution 2019 – 12 LHA Entity Wide Budget**

The budget for LHA as an entity was discussed. According to the budgeted numbers the entity shows a small gain for FYE 2020.

A motion to approve resolution as presented was made by Commissioner Brecks, second by Commissioner Ferguson. After no further discussion, Chairman Clements called for the vote: Ayes: Salem, Brecks, Ferguson and Clements. Nays: None

**Roundtable Discussion**

Brecks stated the Field Reps from HUD seemed to be generally upbeat about the operation of LHA and they were optimistic that timely financial reporting will assist in LHA operations.

**Executive Session**

None

Next meeting: July 10, 2019 at 12:00 PM

At 12:35 PM Vice Chairman Clements adjourned the meeting.

Respectfully Submitted  
Derek Haines, Executive Director

\_\_\_\_\_  
Vice Chairman

\_\_\_\_\_  
Executive Director