

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD OCTOBER 27, 2003

Commissioners met at the Central Office. The meeting was called to order by Vice Chair Mike Nichols at 6:04 p.m. Present: Vice Chair Mike Nichols, and Commissioners: York Gin, Josh Stewart, Alan Styles, Timothy Escamilla (arrived 6:15 p.m.), and Carol Schneider. Absent: Chair Lyn Ann Rosen. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Jean Goebel; Director of Housing Management; Starla Warren, Director of Housing Development; and Lynn Santos, Finance Manager. Recorder: Sandy Tebbs.

PRESENTATIONS

Vice Chair Nichols presented Resolution 2183, Resolution of Commendation, to Commissioner Styles. The Board thanked Commissioner Styles for a good job as the Chair for the past two years.

COMMENTS FROM THE PUBLIC:

Stanley Reiger, Rippling River resident, requested it be on record that he attended tonight's Board meeting.

CONSENT AGENDA

Commissioner Stewart requested Consent Agenda item A, Minutes—Approval of Minutes of the Annual Board Meeting held September 22, 2003, be pulled and brought to the November Board meeting to discuss a Closed Session item from those minutes.

- B. Resolution 2184: Approval of Bond Counsel**
Resolution 2185: Approval of Financial Advisor
- C. Resolution 2186: Authorizing signatories for Local Agency Investment Fund**
- D. Resolution 2187: Revision of Section 8 Schedule of Allowances for Tenant Purchased Utilities and Other Services for 2003/2004**
- E. Resolution 2188: Write Off of Inventory Items**
- F. Resolution 2189: Change in Personnel Complement**

Upon motion by Commissioner Styles, seconded by Commissioner Gin, the Board approved the Consent Agenda items B through F. Motion carried with the following vote:

AYES: Nichols, Gin, Stewart, Styles, Schneider
NOES: None
ABSENT: Rosen, Escamilla

A. Minutes—Approval of Minutes of the Annual Board Meeting held September 22, 2003

Upon motion by Commissioner Stewart, seconded by Commissioner Styles, the Board approved consideration of the Minutes for the Annual Board Meeting held September 22, 2003 be brought to the November Board meeting for discussion. Motion carried with the following vote:

AYES: Nichols, Gin, Stewart, Styles, Schneider
NOES: None
ABSENT: Rosen, Escamilla

REPORTS OF COMMITTEES

Finance/Development Committee
Personnel Committee

Commissioner Stewart, Chairman
Commissioner Nichols, Chairman

Monterey County Housing, Inc.
Affordable Acquisitions

Commissioner Tim Escamilla, Representative
Commissioner Tim Escamilla, Representative

Ms. Goebel reported the MCHI board met but there was not a quorum present. The changes to the waiting lists for Parkside and Casanova were considered by telephonically obtaining a quorum, but the other agenda items were tabled until MCHI's next meeting.

REPORT OF SECRETARY

A. **Executive Report:** Mr. Nakashima reported there were no changes or additions to his report. No action required.

NEW BUSINESS

Commissioner Escamilla arrived at 6:15 p.m.

A. **Resolution 2190: Approval of Demolition and Disposition Application to HUD for Rippling River and Modification of the PHA Annual Plan**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2190 approving the submission of a disposition and demolition application to HUD for Rippling River and authorizing modifying language in the Housing Authority Annual Plan. Motion carried with the following vote:

AYES: Nichols, Gin, Stewart, Styles, Escamilla, Schneider
NOES: None
ABSENT: Rosen

INFORMATION

Commissioner Nichols requested Information item B be pulled for discussion. Commissioner Stewart requested Information item C be pulled for discussion.

A. **Administrative Report and Summary of Actions for September/October 2003**

B. **Status Report: August 2003 Financial Statements and September 2003 Disbursements**

Ms. Santos reported that HACM has received a health insurance supplemental premium billing for \$122K for the years 1997 through 2001. Staff is researching this billing issue. Ms. Santos stated the good news is that HUD will be increasing the operating budget funds by \$50K. No action required.

C. **Status Reports: Monthly Development Report**

To Board query, Ms. Warren explained that the shoring and bracing expenses at Rippling River are paid with capital funds. She stated the correspondence attached to her report reflects the dialogue between HACM and the County's Planning and Building Inspection Department. The notice of violation at Rippling River letter from that County department came as a surprise since HACM had been requesting an inspection for a long time. The draft response to the notice of violation is also included as an attachment to this report. To further queries, Ms. Warren explained that the Rippling River residents are a major part of the redevelopment process for the airport property. Mr. Nakashima commented the airport site is a very good site since the land is flat. No action required.

D. **Housing Management Report**

E. **Eligibility/Section 8 Reports**

F. **Legislative Update**

G. **Selection of Public Relations Firm**

There was no discussion under Information items A, and D through G.

COMMISSIONER COMMENTS

Commissioner Stewart thanked Ms. Warren for making the delicious Collard Greens for the Board's Budget Allocation Workshop presented prior to this evening's Board meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:05 p.m.