

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY**  
**HELD JULY 26, 2004**

Commissioners met at the Central Office. The meeting was called to order by Chair Michael Nichols at 6:07 p.m. Present: Chair Michael Nichols, Vice Chair Alan Styles, and Commissioners: York Gin (departed 8:27 p.m.), Josh Stewart (departed 7:55 p.m.), Timothy Escamilla, Carol Schneider, and John Dalessio. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Tony Caldwell, Chief Information Officer; Rosie Anderson, Director of Housing Assistance Programs; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; Lynn Santos, Director of Finance; and Cheryl Ontiveros, Attorney. Recorder: Sandy Tebbs.

**INTRODUCTIONS**

The Board wished Commissioner Dalessio a belated Happy Birthday.

Commissioner Styles presented the NAHRO 2004 National Award of Merit for the Monterey County Housing Opportunity Center to HACM; Commissioner Styles received the award at the NAHRO Conference in Detroit on behalf of HACM.

**COMMENTS FROM THE PUBLIC:** None.

**CONSENT AGENDA**

- A. Minutes—Approval of Minutes of the Regular Board Meeting held June 28, 2004**
- B. Minutes---Approval of Minutes of the Special Board Meeting held June 30, 2004**
- C. Minutes---Approval of Minutes of the Special Board Meeting held July 9, 2004**
- D. Resolution 2257: Personnel Complement Changes**
- E. Resolution 2258: FY 2004 Management Assessment Subsystem Scores**
- F. Resolution 2259: Annual Submittal of Section 8 Management Assessment Program (SEMAP)**

Upon motion by Commissioner Styles, seconded by Commissioner Stewart, the Board approved the Consent Agenda. Motion carried with the following vote:

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

**REPORTS OF COMMITTEES**

<u>Finance/Development Committee</u>	Commissioner Stewart, Chairman
<u>Personnel Committee</u>	Commissioner Styles, Chairman
<u>Monterey County Housing, Inc.</u>	Commissioner Tim Escamilla, Rep.
<u>Affordable Acquisitions</u>	Commissioner Tim Escamilla, Rep.

To Commissioner Escamilla's questions regarding appointments to the MCHI/MCHIAA Boards and the scope of HACM's representatives to those Boards, Attorney Ontiveros suggested those issues be agendaized for discussion.

**REPORT OF SECRETARY**

**A. Executive Report:**

Mr. Nakashima reported that he had no changes to his report, but today he received correspondence from Alphonzo Jackson stating that what goes into affect for 2004 regarding HUD funding will be the formula for 2005. Commissioners Stewart and Dalessio suggested that a press release be provided to keep the public up to date on what is happening with the funding cuts.

**NEW BUSINESS**

**A. Resolution 2260: Vehicle Fleet Lease Renewal FY 2005**

Upon motion by Commissioner Stewart, seconded by Commissioner Escamilla, the Board adopted Resolution 2260 authorizing the Executive Director to extend the Vehicle Fleet Lease with Enterprise for FY 2005. The Board further requested staff provide the next vehicle renewal no later than June 2005. Motion carried with the following vote:

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

**INFORMATION**

**A. Administrative Report/Summary of Actions for May/June 2004:** No discussion; no action required.

**B. Status Report: April 2004 Financial Statements and May 2004 Disbursements:** No discussion; no action required.

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

Ms. Warren pointed out that attached to her report was a draft response from HACM's consultant regarding the ADA documentation. Commissioner Escamilla asked what was specifically requested by the Rippling River Association. Staff read from Merri Bilek's letter dated July 1, 2004, "Based on this new information we would like you to reconsider and rescind your vote to accept the Gerson/Overstreet report which is based on incorrect information. Lastly and most importantly, we would like you to rescind your vote to close and demolish Rippling River until further studies using correct building codes in a correct manner can be accomplished." No action required.

**D. Status Report: Monthly Housing Management Report:** No discussion; no action required.

**E. Status Report: Eligibility/Section 8 Reports:** No discussion; no action required.

**F. Legislative Update:** No discussion; no action required.

**G. Information only – Hannon Assembled Apartments:** No discussion; no action required.

**H. Evaluation of Executive Director – Format & Process:** No discussion; no action required.

**I. Special Board Meeting at Rippling River – August 9, 2004 (Information):** No discussion; no action required.

**COMMISSIONER COMMENTS:** See Commissioner Comments after the Closed Session.

The Board convened to Closed Session at 7 p.m.

**CLOSED SESSION:**

The Board of Commissioners met in Closed Session for the following purposes and reasons:

- A. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54957: PUBLIC EMPLOYMENT PERFORMANCE EVALUATION Title: Executive Director  
**ACTION:** No action to report.

B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9: POTENTIAL LITIGATION (2)

**ACTION:** No action to report on one Potential Litigation.

**ACTION:** Regarding the second Potential Litigation, the Board approved a resolution to state, whereas we have been notified by our insurance carrier that we will lose liability coverage on Rippling River between 60 and 180 days; therefore, the Board of the Housing Authority will attempt to find replacement insurance for Rippling River. If no insurance is available and the County and/or HUD will not provide such coverage, the Board will pursue the emergency relocation process.

Commissioner Stewart departed at 7:55 p.m.

Commissioner Gin departed at 8:27 p.m.

The Board reconvened to regular session at 8:32 p.m.

### **COMMISSIONER COMMENTS**

Commissioner Nichols reminded Commissioners Escamilla and Dalessio about a meeting tomorrow at Rippling River.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:34 p.m.