

Blaine County Housing Authority Public Meeting Minutes

Wednesday September 17, 2014 at 5:00 P.M.
Ketchum City Hall
480 East Avenue, Ketchum, ID

Members Present:

Chase Hamilton, *Vice Chair*
Carter Ramsay
Bonnie Moore
Linda Johnston
Suzanne Miller
Sabina Gilbert

Absent:

Rick Davis
Bobi Bellows, *Program Administrator*

Staff:

David Patrie, *Executive Director*
Sheila Moriarty, *Bilingual Intern & Administrative Assistant*

1. Call to Order/Approval of Agenda for the Annual Meeting

Chase Hamilton called the Regular Monthly Meeting to order at 5:10 p.m.

2. Comments from the Public

There was no public comment.

3. ARCH Community Housing Trust Report – Michelle Griffith

Michelle Griffith reported to the board that the Alturas house had been completed and rented.

Michelle Griffith informed the board that the Pyle House was up on beams and ready to move. However, they keep pushing back the move date due to the highway construction. They expect construction to wrap up in the next week, allowing them to relocate the house.

Michelle Griffith notified the BCHA board that she expects IHFA to put out single-family funding from their NOFA in November.

4. Comments for Liaisons from Elected Bodies

Michelle Griffith reported to the BCHA board that the Sun Valley City Council unanimously passed BCHA's contract for service proposal, increasing the value from \$10,000 in FY 2014 to \$18,000 in FY 2015.

5. Discussion/Action Items

- A. Review updated FY 2015 budget for possible adoption

Vice-Chair Chase Hamilton began the discussion by saying he really likes the proposed budget. Executive Director Dave Patrie continued by informing the board they have two options with the proposed

budget. The commissioners may make a motion to adopt the budget if they are comfortable with the proposed budget before them. If the commissioners decided to not adopt the proposed budget, they would need to adopt a resolution allowing BCHA to continue its operations at the FY 2014 levels until a FY 2015 budget was adopted.

Carter Ramsay moved to approve the FY 2015 budget as proposed. Linda Johnston seconded the motion. The board discussed the ¼ time position and agreed to revisit that item should more revenue become available during the year. Vice-chair Chase Hamilton called for a vote and the motion carried, all in favor, none opposed (5:29).

B. Discuss New Board Member Orientation Book

Executive Director David Patrie presented a New Board Member Orientation. Vice-Chair Chase Hamilton said he likes the concise and organized layout. Sabina Gilbert mentioned her orientation meeting with David Patrie discussing the material. She felt that the book provides all the relevant information for a new/existing member.

This item was on the agenda for discussion only. It will be placed on the next meeting's agenda for adoption by the board.

C. Annual Compliance Results Presentation

Intern Sheila Moriarty presented the results from the 2014 Compliance Monitoring. As part of the BCHA Guidelines, every Community Homeowner must complete this annual survey or fall into non-compliance. This year's form had slight modifications from last years' including rewording the Repairs & maintenance question and a new brochure-style format. We have a response rate of 77%, up 4% from 2013. Other takeaways included a decrease in Interest for Listing and an increase in interest for Capital Improvements. Vice-Chair Chase Hamilton suggested modifying the Capital Improvements question to better clarify the date of modifications. Of the submitted forms, 88% answered the question about Homeowner's Insurance. A few board members expressed concern with the missing 12%. David Patrie concluded that these 8 Homeowner's would be contacted to understand their circumstances. Finally, Sheila Moriarty brought up suggestions for the 2015 Compliance. When presented to the board, the majority felt that mail receives more effective attention than emails these days. However, the Board expressed they could agree on having an online option as well as mail-in.

6. Commissioner Reports

A. Sun Valley Economic Development – Carter Ramsay

Carter Ramsay announced the merger of the Sun Valley Economic Development and the Wood River Economic Partnership (WREP). Doug Brown serves as Membership Director and Harry Griffith as the Executive Director.

Carter Ramsay reminded the Board members that the Economic Summit will be on October 8th and encouraged all members to attend.

B. Real Estate Market – Linda Johnston

Linda Johnston presented the Windermere real estate report indicating fewer sales in 2014 than in 2103.

C. Others

Bonnie Moore announced her resignation from the board due to relocating and retirement.

Carter Ramsay informed the Board that he had sent in his letter of resignation on September 17, 2014.

Both resignations are effective at the conclusion of the regular September meeting.

7. Consent Agenda

- A. Approval of July 30, 2014 BCHA Special Meeting Minutes
- B. Receive and file July 2014 Financial Reports
- C. Receive and file August 2014 Financial Reports
- D. Receive and file July and August 2014 Executive Director's Report & Program Administrator's Report

Motion to approve the consent agenda was made by Suzanne Miller and seconded by Linda Johnston, a vote was taken and the motion passes, unanimously at 6:10 p.m.

8. Announcements – Calendar of Upcoming Meetings

- A. October 8, 2014- Sun Valley Economic Development's 2014 Economic Summit
- B. October 10, 2014- Public Risk Management Assoc. Education Seminar, Boise
- C. October 15, 2014- BCHA Annual Meeting (Linda will be available by phone)
- D. October 15, 2014- BCHA Regular Monthly Meeting
- E. November 19, 2014- BCHA Regular Monthly Meeting

9. Executive Session (if required) – Idaho Code 67-2345 (1) to discuss, (a) hiring, (b) personnel issues, (c) land acquisition, (d) records disclosure, (f) pending litigation, or (j) pending claims

Suzanne Miller motioned to enter executive session pursuant to Idaho Code 67-2345(c) to discuss land acquisition. Linda Johnston seconded the motion. Roll call vote: Hamilton, yes; Gilbert yes; Miller, yes; Moore, yes; Johnston, yes; Ramsay, yes.

F. Adjournment

Motion to adjourn the meeting was made by Chase Hamilton and seconded by Linda Johnston at 7:08 p.m.

Respectfully Submitted by

Approved by



Sheila Moritay
Bilingual Intern &
Administrative Assistant



Chase Hamilton
BCHA Vice-Chair