



## **BOARD OF DIRECTORS MEETING**

### **REGULAR BOARD MEETING**

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room

April 25, 2018 at 4:30 p.m.

**Present:** Joe Grisson III, Chairman  
Meloyne Wimbley, Vice Chairman  
John Aguilar, Commissioner  
Frank Johnson, Commissioner

**Also Present:** Maria Godinez, Interim Executive Director  
Judy Maisonet, Director of Finance  
Carlos Guillen, Director of Maintenance

The meeting was called to order at 4:39 p.m.

### **AGENDA ITEMS COVERED**

- Roll Call
- Review of Financial Reports
- Review of Departmental Reports
- Approval of the Minutes
- Public Comments
- Old Business
- New Business
- Executive Sessions
- Adjournment

### **FINANCIAL REPORTS**

Interim executive director, Maria Godinez, opened up with a negative \$14,941.00 on the books for both programs combined. Godinez explained that during the month of March no capital funds were received for the public housing program but predicts that the numbers will recover for the month of April. John Aguilar inquired on an invoice for Camon Consulting Group, LLC to which Godinez clarified that this would be one of the last payments made to this vendor. The consolidation of vendors for maintenance supplies was entertained for the possibility of better pricing.

### **DEPARTMENTAL REPORTS**

#### **Executive Report**

Godinez began the report by detailing HUD's FO request for a response and supporting documentation that had failed to be addressed by the previous executive director. This request was originally dated May 23<sup>rd</sup>, 2017. The findings were addressed and closed out on or about March 23<sup>rd</sup>, 2018.



Next, interim director gave an update on the recovery plan. Godinez explained that HUD was on site on the dates of April 9<sup>th</sup> through April 12<sup>th</sup> for a PHARS review. HUD provided a letter approving AHA's Recovery Plan and elaborated on some of the recovery plan goals that had been accomplished during month of March.

Godinez closed off the report by announcing MADE Enterprise's visit on April 30<sup>th</sup>- May 2<sup>nd</sup> to conduct year-end financials and that the VMS Reporting Update would resume when HCV Director, Keshawn Cue, returns.

### **Public Housing**

Caseworkers conducted 27 annual recertification and 15 interim recertifications. Recoupments from unreported income totaled \$7,274.00. Godinez pointed out that Coulter Court waiting list has been added. At the moment AHA is processing existing tenants to see if they qualify for assistance.

### **Section 8**

Due to Mrs. Cue being out of office, board briefly went over the HCV report. The conversation segued into the bereavement policy that is to be amended retro-active to first of the year by legal counsel.

### **APPROVAL OF THE MINUTES**

A motion was made by Frank Johnson and seconded by Meloyne Wimbley to approve the Minutes of the Special Meeting of March 14, 2018. Four ayes, zero nays.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve the Minutes of the Special Meeting of March 21, 2018. Four ayes, zero nays.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve the Minutes of the Working Session of March 26, 2018. Four ayes, zero nays.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve the Minutes of the Regular Meeting of March 28, 2018. Four ayes, zero nays.

### **PUBLIC COMMENTS**

There were no public comments.

### **OLD BUSINESS**

#### **CFO recruitment Discussion/ Action**

Joe Grisson opened up the discussion of the possibility of hiring a CFO for the housing authority. It was agreed that the board should begin the process as Mr. Johnson suggested, but it was also agreed upon that the new executive director should be the one to hire the new CFO. Godinez stated Stan could offer the criteria needed for CFO recruitment. It was agreed that the process would be started and that the new executive director would be notified of the ongoing process. Meloyne Wimbley proposed a working session on May 23<sup>rd</sup> to discuss the CFO hiring.



**NEW BUSINESS**

**Resolution 2018-04: Approval of Fiscal Year End 2018 Bad Debt Write-Off**

This resolution exists to approve the uncollectable debts acquired for the past fiscal year ending March 3, 2018.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to pass Resolution 2018-04. Four ayes, zero nays.

**EXECUTIVE SESSION**

The board did not enter an executive session.

**ADJOURNMENT**

A motion was made by Joe Grisson and seconded by Meloyne Wimbley to adjourn the Regular Meeting. Four ayes, zero nays.

Regular Meeting adjourned at 5:17 p.m.