



The Aurora Housing Authority™

## **BOARD OF DIRECTORS MEETING**

### **REGULAR BOARD MEETING**

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room  
November 26, 2018 at 4:30 p.m.

**Present:** Joe Grisson III, Chairman  
Meloyne Wimbley, Vice Chairman  
Frank Johnson, Commissioner  
Sherrill Dodson-Lewis, Commissioner  
John Aguilar, Commissioner  
Jackie Gibson, Commissioner

**Also Present:** Ralph Jordan, Executive Director  
Maria Godinez, Public Housing Director  
Judy Maisonet, Director of Finance  
Carlos Guillen, Maintenance Director

The meeting was called to order at 4:36 p.m.

### **AGENDA ITEMS COVERED**

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

### **APPROVAL OF THE MINUTES**

A motion was made by Frank Johnson and seconded by Meloyne Wimbley to approve the minutes of the Regular Board Meeting of October 24, 2018. Five ayes, zero nays.

### **PUBLIC COMMENTS**

There were no public comments but Mr. Jordan did mention that Karen Dobner, a friend of a resident at Constitution house, had reached out to the agency to express their concern regarding



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no sidewalk access from Constitution house to Constitution Rd. Unfortunately this is not an AHA property, but Mr. Jordan spoke to the manager at Constitution House in order to follow through with the concern and analyze what could be done to address it.

### **FINANCIAL REPORTS**

Mr. Jordan walked the board through every report.

It was also pointed out that write-offs would be done in the next few months to get the bad debt off AHA's books, as it helps the account receivables.

### **DEPARTMENTAL REPORTS**

#### **Public Housing**

Maria read off the numbers on her report. REAC inspections returned a score of 71 for AHA which is a passing grade. The score, however, was not high enough to exclude the agency from being inspected the following year. This year the agency scored higher than the previous inspection which reflects the agency's progress. It was noted that in order to exclude the agency from being inspected the following year the agency would need to receive a score of 80 or higher. Maria pointed out that a lot of the deductions stemmed from tenants having furniture in places where they should not be. Unfortunately this is outside of our control, she pointed out.

FOIA training was provided by the agency's law firm to Judy, Tracey, Maria, and Mr. Jordan.

The agency is currently working with City of Aurora to have a sharing agreement worked out in order to address the issue pertaining to the police reports not being shared with the agency.

There was a meet and greet at Maple terrace on November 27. Occupancy rate was at 96%.

#### **Section 8**

Tracey was not present at the board meeting.

#### **Maintenance**

Carlos read of his written report.

#### **Executive Report**

Mr. Jordan's report reflects information already discussed. He continued to read off his written report.



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**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

**Mike Stephens, Rubino & Company Chartered**

Mr. Stephens presented his findings for the audit that is to be submitted by year end. All board members did not have any questions, comments, or concerns regarding information presented.

**EXECUTIVE SESSION**

The board did not enter into an executive session.

**ADJOURNMENT**

A motion was made by Meloyne Wimbley and seconded by John Aguilar to adjourn the Regular Meeting. ayes, zero nays.

Regular Meeting adjourned at 5:38 pm.