



The Aurora Housing Authority™

**BOARD OF DIRECTORS MEETING  
REGULAR BOARD MEETING MINUTES**

Board Meeting was conducted virtually due to  
CDC Social Distancing Recommendations  
Link to Join: [meet.google.com/den-odxe-qvb](https://meet.google.com/den-odxe-qvb)  
February 24, 2021 at 4:30 pm

**Present:** Joe Grisson III, Chairman  
Meloyne Wimbley, Vice Chairman  
Shireen Long, Commissioner  
Frank Johnson, Commissioner  
Sherrill Dodson-Lewis, Commissioner

**Also Present:** Ralph Jordan, Executive Director  
Maria Godinez, LIPH Director  
Judy Maisonet, Director of HR & Employee Benefits  
Carlos Guillen, Director of Maintenance  
Alexandra Shuck, ROSS Coordinator

The meeting was called to order at 4:32 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

Ms. Godinez welcomed new employee Candace Hudson.

**APPROVAL OF THE MINUTES**

A motion was made by Sherrill Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve the Minutes of Board Meeting of January 27, 2021. –Six ayes, zero nays.

**PUBLIC COMMENTS**

No Public comments

**FINANCIAL REPORTS**

Mr. Jordan provided a summary of the January financials.



## **DEPARTMENTAL REPORTS**

### **Public Housing**

Ms. Maria Godinez provided a summary of her report highlighting that staff is working with residents are paying their rent on a timely manner during the pandemic.

Ms. Alexandra Shuck provided a summary of the ROSS program report highlighting that VNA administered COVID-19 vaccines at Maple Terrace on February 22, 2021 and at Centennial House on March 1, 2021.

### **Housing Choice Voucher (Section 8)**

Ms. Robinson was not available for the meeting but no questions voiced on her report

### **Maintenance**

Mr. Carlos Guillen provided a summary of his report.

Mr. Guillen also highlighted that maintenance staff continues to address primarily work order, night calls cleaning/disinfecting and vacancy turn arounds.

Cold weather conditions caused several no heat calls and well as 3 units with broken pipes.

Mr. Guillen provided a list of contractors and work performed at the various sites.

### **Executive Report**

Mr. Jordan provided from his report that over twelve thousand applied for the Housing Choice Voucher waiting list. All applicants were notified of if they were granted placement or not. The process of issuing voucher will begin in March.

The agency has received a notice from the City of Aurora that the agency will receive a Community Development Block Grant (CDBG) for modernization of the Indian Trail site. The agency will receive \$223,876 to assist the agency in providing central air, new electrical systems and washer and dryers for all 36 units at the site.

The AHA met with Smithereen Pest Control to ensure that residents are being services on a monthly basis and resolving any pest issues. Additional treatments are being scheduled for problem units at no added cost to the AHA.

Mr. Jordan advised that staff has started meeting regarding issuing voucher virtually in order to keep both staff and applicants safe.

AHA staff will resume the monthly resident meetings. The first meeting will be at Maple Terrace. Everyone will be required to maintain social distance and wear a mask in order to attend.

The Board members and Mr. Jordan made quick comments regarding Indian Trail's Modernization progress.



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**OLD BUSINESS**

None discussed

**NEW BUSINESS**

None discussed

**EXECUTIVE SESSION**

A motion was made to enter Executive Session to discuss terms and compensation of employment of specific personnel by John Aguilar and seconded by Meloyne Wimbley at 4:56pm

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Executive session and reenter the Regular Meeting at 5:30pm

**ADJOURNMENT**

Upon returning to regular meeting, Chairman Grisson notified Ms. Godinez the need to schedule several working sessions.

A motion was made by John Aguilar and seconded by Sherrill Dodson-Lewis to adjourn the Regular Meeting.

Meeting adjourned at 5:32pm.