

**BOONE COUNTY HOUSING AUTHORITY
MAY 17TH, 2024, REGULAR MEETING
MINUTES**

Call to Order, Roll Call

Chairman Allen Sisson called the meeting to order at 9:07 a.m.

Following the call to order, roll call was taken.

The following Board members were present:

Present:	Chairman Allen Sisson Vice Chairman Robert Johns Commissioner Ray Morse Commissioner Ron Wait Commissioner Michelle Schwartz Commissioner Jen Jacky
Absent:	Commissioner Jimmeka Wilson

Also present: Staff members: Alan Zais, Deb Alfredson, Vickie Huwe, and Radmila Meanovich.

Introduction of Guests

No Guests were present.

Changes to the Agenda

None.

Public Comment

Ron Clewer, with Gorman & Company, appeared by Zoom to give appreciation to the board for its involvement and support in the Pearl Place Apartments project.

Audit

A report of the Financial Statements and Audit for fiscal year ending 09/30/23 by Rector, Reeder & Lofton, P.C. The auditor said there were zero findings and wanted to note that Financial Director Vickie Huwe is “a real rock star” for the housing authority’s finances and with the audit. The auditor reviewed the major activities in the report, saying that BCHA is staying even with revenue and expenses and that the financial health is pretty good.

Executive Director Report

Alan Zais provided a written report to the board.

Resolution

- I. Resolution No. 24 R 11 “*Resolution Approving the Minutes of the April 19, 2024 Regular Meeting of the Board of Commissioners*”

Ron Wait moved to approve Resolution No. 24 R 11. The motion was seconded by Ray Morse and approved by all commissioners present.

Financial Report

Vickie noted that she had provided a written report to the board. Vickie said that HUD almost gave enough funds for the housing assistance payments. Alan went through the history of how HUD had been overfunding the Mainstream Voucher program and then overcorrected their overpayments, now slightly underfunding the program which makes it necessary for Vickie to request more funds monthly from the HUD held-reserves.

Ray Morse moved to accept the financial report. The motion was seconded by Michelle Schwartz and approved by all commissioners presents.

Old Business

None.

New Business

None.

Commissioner Comments

Everyone congratulated Michelle Schwartz for the media, County and City recognition and appreciation of her community work.

Executive Session

None.

Action Take from Executive Session

None.

Adjournment

Ron Wait moved to hold the next meeting at 9:00 a.m. on June 21, 2024, at the BCHA Office, 2036 North State Street, Belvidere, Illinois, 61008, and adjourn the meeting at 9:30 a.m. The motion was seconded by Jen Jacky Morse and approved by all commissioners present.

Respectfully submitted,

Recording Secretary

Commissioner _____ moved to approve
these minutes, seconded by Commissioner _____

The foregoing minutes were approved by the Boone County Housing Authority on this
21st day of June 2024.

Chairman Allen Sisson _____

Vice Chairman Robert Johns _____

Commissioner Ron Wait _____

Commissioner Ray Morse _____

Commissioner Jen Jacky _____

Commissioner Jimmeka Wilson _____

Commissioner Michelle Schwartz _____