

## Board Members

Hillard Gibbs

Chairman

Area Specialist

Executive Director

Joan Robb

Vice Chairman

Lori Mercer

Randolph Janes

Eugene Cullin

Patsy Dowling

Walter Bryson

---

# Waynesville Housing Authority

PO Box 418 · Waynesville NC 28786

Phone: (828) 456-6377 · Fax: (828) 456-3377

## Board Meeting Minutes

Date: May 20, 2015

Members present: Chairman Hillard Gibbs, Commissioner Joan Robb, Commissioner Eugene Cullin, Commissioner Kathleen Warner, and Commissioner Patsy Dowling

Others Present: Randy Janes & Beth Kahl

The past meeting minutes were sent to the Board Members earlier to review. Commissioner Robb moved that the minutes were correct, Commissioner Cullins seconded to approve the minutes and the motion passed unanimously

The previous tenant write off list was sent to the Board Members earlier to review. Randy stated that all the tenants listed have moved out and we do not expect to get any money back. Commissioner Warner asked if the security deposit was the 1<sup>st</sup> month's rent like at The Towers. Randy verified that until recently Low Income's tenants paid a \$100 deposit but according to the new policy new tenants coming into the apartment's security deposit is their first month's rent. We also enforce the new rent collection policy therefore the amount owed when a tenant leaves is not as high before the new policy. Commissioner Cullins asked if a tenant leaves owing money can they go to another place and rent. Randy then told the board about the EIV system that is available for all housing authorities to use and that the tenants will be reported there and other housing authorities cannot house tenants that left in bad standing. Commissioner Robb moved to write off the tenants, Commissioner Cullins seconded and the motion passed unanimously.

Randy then discussed with the board if they would like to have the dinner after a board meeting semiannually since they are meeting more frequently than before and the dinner was offered once a year. Commissioner Cullins made the motion to have dinner twice a year, Commissioner Dowling seconded the motion and the motion passed. The board will have dinner next month after the budget board meeting at Maggie's Galley.

Randy then discussed with the board that we only have a board chairman and not a vice chairman because we have had so many new members added in the last few months. Chairman Gibbs stated that last time the members voted on a vice chairman unless someone volunteered for the position. Commissioner Robb volunteered to be the vice chairman of the board.

Commissioner Cullins made a motion for Robb to be the vice chairman, Commissioner Dowling seconded and the motion passed unanimously.

Randy then opened the meeting for any concerns from the board as well as a letter that was handed out before the meeting from a tenant of The Towers. Commissioner Robb stated that the new back parking lot looks good. Randy stated that the front lot is supposed to be paved next week and the back lot will be paved later in the year in order to let it settle and also that the new lot will be landscaped. The landscaping was part of the blueprint and he has had residents complain that it was torn down. Randy then stated that the lobby has new furniture which the tenants have been complaining about for some time. Commissioner Warner said there are complaints about the yard art in front of the building. It was stated that it is only fair if everyone liked it. Commissioner Robb stated that's impossible and that it's nice. Commissioner Cullins said one man's junk is another man's art. Randy said that the residents can be neighborly and share the yard or he can take down all the yard art which includes the flowers and throw it away. There have always been complaints one year an angel was too religious. The board agreed that the residents can be neighborly and leave the flowers and yard art.

The meeting was adjourned.