

Minutes of the Waynesville Housing Authority Board of Commissioners
Virtual Meeting/ Regular Meeting
August 11, 2020

The Waynesville Housing Authority Board of Commissioners held a regular (virtual) meeting on Tuesday, August 11, 2020 at 3:30 p.m. in the activity room of The Tower, 65 Church Street, Waynesville NC.

A quorum was legally convened. Board Chairman Brian Cagle called the meeting to order at 3:32 p.m. with the following members participating:

Board Chairman Brian Cagle, Board Vice-Chairman H.P. Dykes, Commissioner Joan Robb, Commissioner Donald McGowan, Commissioner Georgette Morand, Commissioner Jamye Sheppard

The following staff members were present:

Interim Executive Director Belinda Kahl

The minutes of the regular meeting for July 14, 2020 were forwarded to the board members prior for review. A motion was made by Commissioner Joan Robb, seconded by Commissioner Georgette Morand, to adopt the minutes of the regular meeting on July 14, 2020 as presented. The motion passed unanimously.

The July financial reports were sent to the board members prior for board review. Commissioner H.P. Dykes discussed the review process and stated that there are no unexplained variances, and the operating cash flow has improved from the prior period. A motion was made by Commissioner Georgette Morand, seconded by Commissioner H.P. Dykes, to approve the July finance reports. The motion passed unanimously.

Board Chairman Brian Cagle discussed the steps already taken to begin the strategic plan process. Mr. Cagle has submitted a list of contacts for the county for Aprio to begin the remote interviews and a site visit will be soon.

H.P. Dykes stated that he received a petition from the tenants of the Tower that a majority have signed stating that they would like the Interim Executive Director, Belinda Kahl to be promoted to permanent Executive Director.

Belinda Kahl discussed the FreshAir detectors. The office has been conducting trials with FreshAir to determine the accuracy of the devices.

The board discussed items noticed during the tour of the properties. Board Chairman Brian Cagle discussed how he has been in contact with the Town of Waynesville, DSS, and the neighbor who brought the situation to his attention about the assisted living facility adjacent to the WHA property at Chestnut Park. A motion was made by Commissioner H.P. Dykes, seconded by Commissioner Donald McGowan, to move forward with the process of eminent domain under NC statute 157 given appropriate legal basis, for the safety and peace of current and future tenants.

Belinda Kahl gave an update of the WHA developments including having a physical needs assessment done for all buildings to determine all maintenance needed for the foreseeable future. The window bid was discussed, approved to move ahead, and meets the standards of current code.

Commissioner Donald McGowan stated his concern about seeing a lot of the tenants located at the Tower, which is at high risk for COVID-19, not following CDC recommendations. A motion was made by Commissioner Donald McGowan, seconded by Commissioner Joan Robb, to approve the resolution to require masks in all common areas at the Tower as made during the meeting, effective immediately.

With no further business the meeting was adjourned at 4:50 p.m.



Brian Cagle, Chairman



Belinda Kahl, Acting Secretary