

Minutes of the Waynesville Housing Authority Board of Commissioners
Virtual Meeting/ Regular Meeting
June 9, 2020

The Waynesville Housing Authority Board of Commissioners held a virtual meeting on Tuesday, June 9, 2020 at 3:30 p.m.

A quorum was legally convened. Board Chairman Brian Cagle called the meeting to order at 3:31 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 Sharon Cullins (Tardy)

The following staff members were present:

Interim Executive Director Belinda Kahl

The minutes of the regular meeting for May 12, 2020 were forwarded to the board members prior for review. A motion was made by Commissioner Joan Robb, seconded by Commissioner Georgette Morand, to approve the minutes of the regular meeting on May 12, 2020 as presented. The motion passed unanimously.

The financial reports were sent to the board members prior for board review. Commissioner H.P. Dykes discussed the process and stated that all financials selected had appropriate backups. A motion was made by Commissioner Donald McGowan, seconded by Commissioner Georgette Morand, to approve the April finance reports. The motion passed unanimously.

The budgets for Tower, Low Income, Reserve and CFP were sent prior for board review. Commissioner H.P. Dykes stated that he had viewed the budgets and discussed with Ms. Kahl how some line items were determined. He also stated that the Ms. Kahl had discussed giving the employees a bonus for working during COVID-19. A motion was made by Commissioner Joan Robb, seconded by Commissioner H.P. Dykes to give staff a bonus. The motion passed unanimously. A motion was made by Commissioner Donald McGowan, seconded by Commissioner Georgette Morand, to approve all the budgets. The motion passed unanimously.

Board Chairman Brian Cagle discussed the strategic plan decision from last month and discussed when a good start date will be. A start date for the strategic plan was discussed and agreed upon unanimously to wait another month and allow time for North Carolina to get to phase 3 of lifting COVID-19 restrictions. Commissioner Sharon Cullins joined the Conference Call at 3:43 p.m.

The board tabled the Executive Director Search Committee.

The board tabled the tour of the WHA properties.

Belinda Kahl discussed the FreshAir detectors. The detectors have arrived, and the building is being outfitted with WIFI.

Board Chairman Brian Cagle discussed that he had be approached by a company interested in purchasing the Tower. Ms. Kahl informed the board of some of the information that had been given to her by USDA about the process. The condition of the Tower building was discussed. This information will be discussed with the strategic planner when that process begins.

Board Chairman Brian Cagle asked the board members to nominate any member for the position of Board Chairman and Vice Chairman. A motion was made by Commissioner Donald McGowan, seconded by Commissioner Joan Robb, to leave the current Board Chairman and Vice Chairman in place. The motion passed unanimously.

Belinda Kahl gave an update on WHA developments including the results of the parking lot/playground area in Ninevah. Ms. Kahl suggested using a playground contractor for planning and install the new playground. Ms. Kahl also gave updates about available units, CFP work, etc.

Board Chairman Brian Cagle announced that Commissioner Alfred Caldwell's term had ended. Mr. Caldwell told Chairman Brian Cagle that he is not interested in reapplying for the position. Board Chairman Brian Cagle asked all the board members to see if they knew anyone interested in being on the board. Commissioner Joan Robb left the Conference Call at 4:17 p.m.

Commissioner Sharon Cullins asked about the security cameras in Ninevah and asked if the office was aware of drug activity in the units. Ms. Kahl stated that the cameras are working, and the office is aware of the activity and let the board know that they had forwarded any and all information to the Waynesville police. Ms. Kahl also stated that the Waynesville police have access to any of WHA's security cameras at any time, and she knew that there was an active investigation into the drug activity in Ninevah.

Commissioner Georgette Morand asked about having the company logo on the Truck's that the employees use as well as shirts to identify them for security purposes when they enter into a unit.

With no further business the meeting was adjourned at 4:20 p.m.



Brian Cagle, Chairman



Belinda Kahl, Acting Secretary