

Minutes of the Waynesville Housing Authority Board of Commissioners  
Virtual Meeting/ Regular Meeting  
July 12, 2022

The Waynesville Housing Authority Board of Commissioners held a regular meeting on Tuesday, July 12, 2022, at 3:30 p.m. in the conference room at the administrative office, located at 48 Chestnut Park Drive, Waynesville NC.

A quorum was legally convened. Board Chairman Brian Cagle called the meeting to order at 3:30 p.m. with the following members participating:

Board Chairman Brian Cagle, Board Vice-Chairman H.P. Dykes, Commissioner Donald McGowan, Commissioner Joan Robb, Commissioner Georgette Morand, Commissioner Michael Loomis, Commissioner Mandy Haithcox, Commissioner Christina Esmay

The following staff members and professionals were present:

Executive Director Tina Okenfuss, Deputy Director Belinda Kahl

The minutes of the regular meeting for June 14, 2022, were forwarded to the board members prior for review. A motion was made by Commissioner Michael Loomis, seconded by Commissioner Joan Robb, to approve the minutes. The motion passed unanimously.

The June financial reports were sent to the board members prior to review. Deputy Director Kahl discussed the financials, and some questions were asked about forecasting and cash flow. A fee accountant has recently been hired and will be providing the board reports. A motion was made by Commissioner Donald McGowan, seconded by Commissioner Christina Esmay, to approve the financials. The motion passed unanimously.

Development updates were given by Executive Director Tina Okenfuss. Items discussed were updating on the daycare, pre-REAC inspection, and notification of REAC inspection next month.

The EIV policy was sent to the board members prior for review. Executive Director Tina Okenfuss discussed the purpose of the policy, and that the HUD EIV system is tied to the Employment Security Commission. WHA currently has a policy, but it has not been updated. A motion was made by Commissioner Donald McGowan, seconded by Commissioner Georgette Morand and Joan Robb, to approve the EIV policy.

The No Trespassing Policy was sent to the board members prior for review. The policy was discussed because of the Waynesville Police Department being included, as well as removing part C of being convicted of any felony will be removed. How will this policy be monitored off-site and why not set a time limit of when the people are removed from the list were discussed. The board is awaiting Waynesville Police Department approval before the next meeting before approving the No Trespassing Policy.

The finance committee as well as the authority had a meeting with Home Trust Bank about the benefits of changing the bank that holds the housing authority's money. Money will be saved as well as frustrations that the employees have been encountering will be beneficial. A motion was made by

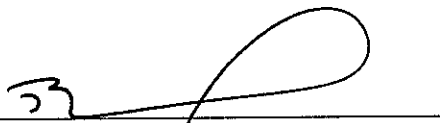
Commissioner Christina Esmay, seconded by Commissioners Mandy Haithcox and H.P. Dykes, to approve moving the Housing Authority funds from Wells Fargo to Home Trust Bank.

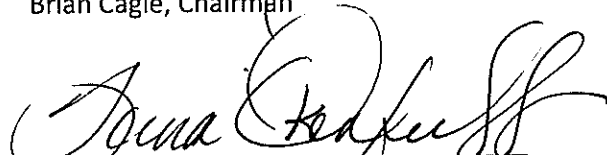
Board Chairman Brian Cagle discussed the property on Boyd Avenue and that Executive Director Tina Okenfuss is looking to make the rooms into apartments and will utilize the Section 8 or Veterans Affairs Supportive Housing (VASH Voucher) programs. The apartments will be studio apartments. Brian also shared some information about some land in Waynesville. Board Chairman Brian Cagle stated he cannot vote on these issues if they arise, because of a conflict of interest.

The board went into a closed session at 4:25 pm.

The closed session concluded at 4:44 pm.

With no further business, the meeting was adjourned at 4:45 p.m.

  
\_\_\_\_\_  
Brian Cagle, Chairman

  
\_\_\_\_\_  
Tina Okenfuss, Secretary