

BOARD OF DIRECTORS MEETING

April 13, 2023

Members Attending Virtually: Brenda Blackburn, David Carfolite, Ellen Steele, Josh Shelton, Kim Wilson, Lorraine Redd, Noah Rose, and Richard Reagen. (8)

Members Absent: Donecia Santana, Katherine Parnell, Kelly Burgin, Norma Perez, Shannon Perry, and Victoria Saldana. (6) Al Wilson (Resigned 03/16/23)

Guests Present:

Staff Present: Amy Phillips, Bobby Kimmons, David White, Elizabeth Whitten, Jim Brewer, Kim Hall, Linda Carter, Robert Hooper, Rocky Cabagnet, and Terri Bowman. (10)

Ellen Steele opened the meeting at 6:03 PM. A quorum was present virtually.

Announcements:

- The Company Picnic will be held at Kanuga Conference Lakeside Pavilion on May 26th from noon until 2:00. Board participation is always appreciated.
- Jim Brewer was introduced as our new Community Relations & Engagement Manager

Minutes of the March 9th, 2023 Board of Directors Meeting:

Ellen Steele called for questions and/or corrections regarding the minutes of March's meeting of the Board of Directors. The minutes stand approved as submitted with a motion from Kim Wilson and second by David Carfolite. All were in favor.

Chief Executive Officer's Report:

- Covid Testing: A federal judge in Texas has struck down the Biden administration's Covid Vaccinations & Testing Mandate. With this news, David asked the Board to resend the Covid Testing Policies approved at the March Board meeting. Brenda Blackburn so motioned. Kim Wilson seconded the motion. All were in favor. The motion to resend carries.
- Recruitment & Retention efforts were reviewed. We have had several new hires over the last month. We will continue to work with the Goss Agency and Mano-Y-Ola Consulting to fill our open positions and improve employee retention.
- 2021/2022 Annual Reports are available on our website.
- Board Participation: Along with our Company Picnic, we will be hosting an Asheville Tourist Game Night on Friday, July 14th @ 6:00pm. This will be first come, first serve so if you are interested sign up quickly when registration is opened.

Executive Committee Report:

- Al Wilson, Board Secretary, has resigned due to health issues. If you are interested in filling the position, please contact Kelly Burgin, David White or Kim Hall.

BOARD OF DIRECTORS MEETING

April 13, 2023

Treasurer's Report for February 2022 reviewed by Iby Whitten:

- The Treasurer's Dashboard was reviewed. Ellen Steele called for questions or comments. The report was accepted as presented with a motion from the Finance Committee, and a second by Kim Wilson. All were in favor.

Unfinished Business:

- None was proffered.

New Business:

- 2023/2024 Section 8 PHA Admin Plan, Robert Hooper
Ellen Steele called for a motion to suspend the regular board meeting and open and public hearing for comments regarding the updated plan. Noah Rose so motioned. David Carfolite seconded. Ellen called for any members of the public to speak. None were present. Ellen called for a motion to close the public hearing and resume the regular board meeting. Noah so motioned. Kim Wilson seconded. With the board back in session, Robert reviewed the updates, and then called for any questions or concerns. None were proffered. The Housing Committee motioned the Board to approve the 2023/2024 PHA Admin Plan. Noah Rose seconded the motion. All were in favor. The updated plan is approved.
- 2023/2024 T/TA Plan CCP Grant 04HP000306, Amy Phillips
Amy reviewed the plan documents, goals and mandatory trainings. Ellen called for a motion to accept the plan. Brenda Blackburn so motioned. Noah Rose seconded. All were in favor. The 2023/2024 plan is accepted.
- 2023/2024 T/TA Plan EHS Expansion Grant 04HP000443, Amy Phillips
Amy reviewed the plan documents, goals and mandatory trainings. Ellen called for a motion to accept the plan. David Carfolite so motioned. Noah Rose seconded. All were in favor. The 2023/2024 plan is accepted.
- COLA & Quality Improvement Funds-04HP000306-CCP Budget, Iby Whitten
Iby reviewed the grant applications and asked for questions or concerns. Ellen Steele called for a motion to approve the grant application. Kim Wilson so motioned. David Carfolite seconded. All were in favor. The motion carries.
- COLA & Quality Improvement Funds-04CH011737-HS/EHS Budget, Iby Whitten
Iby reviewed the grant applications and asked for questions or concerns. Ellen Steele called for a motion to approve the grant application. Kim Wilson so motioned. Noah Rose seconded. All were in favor. The motion carries.
- COLA & Quality Improvement Funds-04HP000443-EHS Exp Budget, Iby Whitten
Iby reviewed the grant applications and asked for questions or concerns.

BOARD OF DIRECTORS MEETING

April 13, 2023

Ellen Steele called for a motion to approve the grant application. Kim Wilson so motioned. David Carfolite seconded. All were in favor. The motion carries.

- COLA Effective 5/1/2023 - Iby Whitten
Iby explained that due to staffing shortages throughout the year we have funds available to make the COLA increases effective 5/1/23, rather than waiting until 7/1/23. Higher wages should help with recruitment. Policy Council approved this timeframe at their 3/22/23 meeting. Ellen Steele called for a motion to approve the COLA for 5/1/23. Kim Wilson so motioned. Brenda Blackburn seconded. All were in favor. The motion carries.
- 5th Year Refunding Application CCP Grant 04HP000306, Linda Carter
Linda reviewed the grant application and asked for questions or concerns. Ellen Steele called for a motion to approve the grant application. Brenda Blackburn so motioned. Kim Wilson seconded. All were in favor. The grant application is approved.
- 3rd Year Refunding Application EHS Expansion Grant 04HP000443, Linda Carter
Linda reviewed the grant application and asked for questions or concerns. Ellen Steele called for a motion to approve the grant application. David Carfolite so motioned. Kim Wilson seconded. All were in favor. The grant application is approved.

Ellen Steele called for any additional business. None was proffered.

Adjournment:

Ellen Steele called for a motion to adjourn. Noah Rose so motioned. Kim Wilson seconded. All were in favor. The meeting adjourned at 6:55 pm.

Our next board meeting is scheduled for Thursday, May 11th, 2023 @ 6:00 pm.