

Oroville Housing Authority
Regular Meeting Minutes March 17th, 2021
Per Proclamation 20-28 the meeting was held via conference call

The Board of Commissioners of the Oroville Housing Authority was called to order at 5:08PM.

Commissioners Present: Peggy Shaw, Florence Rise and Susan Speiker

Commissioners Absent: Gary DeVon and Ben Peterson

Special Guest Speakers: Sue Edick and Marty Miller

Both spoke about the ongoing renovation project at Oroville Harvest Shelter. Including a recap of Phase 1-3 and not being awarded HTF. Marty than briefly spoke about the few options he saw for moving forward, including using the HPP grant to renovate trailers, or returning smaller amount in funds already granted, in the hopes of a better outcome in a second attempt to apply for the grant as a whole.

Ashley Asked Marty if he would be available to discuss this matter in more detail to present a better report of the board to discuss. Mary agreed, but a specific date was not formally set.

January 2021 Meeting Minutes Approval:

Peggy moved for approval and Florence seconded. However, Susan opted to forfeit her vote as she wasn't present for the last Board Meeting. I didn't feel comfortable "approving the minutes, without enough people to agree or oppose. I told all present that I would resend the January Minutes with a email vote option. Results will be posted on March Board Meeting.

Old Business

1. Ashley updated the board on the YARDI Breeze transfer and its effects on OHA business due to (YARDI's) delay. Ashley will keep the board informed of the official switch over.
2. Ashley asked for an updated on her six-month review. An Executive Meeting was scheduled for 6pm Wednesday, February 24th. The Board will take time to review the self-evaluation/questionnaire that Ashley submitted. Once the meeting is over, the board will call in Ashley to complete the review.

Oroville Gardens

1. Ashley reminded the board of the required upgrades needed to OGA to be in UFAS compliance and where she was in the process. Working with architect Ralph Allen from Seattle, RD, budgets, employees, and tenants. Updates to follow in the next 2 weeks.
2. Ashley invited Peggy to speak about what she thought of the renovations at 210. Peggy spoke positively about what she saw and encouraged the board to check it out if the could before the unit was occupied. Ashley assured the board that these kinds of renovations would be happening meticulously as move outs occur over a long period time. Ashley also gave a rough understanding of the costs for the large renovation at approximately \$8,000 in materials, labor and contractors.
3. Ashley explained what happened with the move in issue at 210. Ensuring the board that a new tenant would be placed March 1st 2021.

4. Ashley informed the board that unit 20 would coincidentally empty by Feb. 28th and that a similar remodel job would be done to that unit as well. Additionally, Ashley felt this would be less costly project as this unit was in seemingly better condition over all then 210 was.

Similkameen Park Apartments:

Ashley happily informed the board that the rebuild for unit B6 was coming along great actually and that we are roughly 3-4 months out from renting out again.

Oroville Harvest Park

Ashley reminded the board of the recent RD for a waiver granted to use the Park as temporary housing for OWEC residents during Sewer Project. Ashley will keep the board and Sue Edick informed of all updates.

Oroville Harvest Shelter

Florence asked for a clarification on what Ashley meant by separating OWEC from OHS as stated from the last board meeting. Ashley reexplained her desire to make a separation of the Oroville Harvest Shelter (a property) VS Oroville Winter Emergency Camp (a program)

Ashley then reported on the progress on working with Lael Duncan and Okanogan County Community Action Council and the delayed proposal for the HD2163 Funds to support the OWEC program. That we were still in the running and hopeful.

OHA Triple Wide

Ashley updated the board about the on-going leaking issue. Informing them that a contractor had been hired, but that hold up was waiting for materials to be delivered. Ashley also explained that there had been a change in the project from the last meeting. Now the plan is to replace the skylights, rather than remove them and patch the whole. It was decided after a second contractors' opinion, this would be the better option. Budget is still set to \$1500. Ashley reported that Neil is making regular visits to the Triple Wide to check on tarp and state of issue so tenant understands we are working on it as best we can.

Ashley brought to the boards attention a conflict that happened on January 28 2021 involving the TW property and a local Electrician, Sam Boers. While on site Mr. Boers accidentally broke a the tenants TV, but refused to take ownership of it, threatening to stick OHA with a bill for "his time" that day despite it being a free estimate of the initial issue. Ashley informed the board that she double checked with our lawyer on retainer who agreed with Ashley's assessment of offering a modest monetary sum as a means to rectify the situation. (We technically being at fault as Mr. Boers was under our invite and direct supervision) OHA wrote a check for \$150.00 and presented it to the tenant to which the tenant agreed. There has been zero interaction with Mr. Boers since the day of the incident. OHA has opted to no longer give business to Mr. Boers.

Triangle Park

Ashley reiterated that land lease rent went up from \$275 a month to \$300 a month with no push back from renters. Also shared plans on re-addressing the 2 land leases to make updates and or addendums. Including but not limited to a firmer stance on keeping the property clear of any long-term trash, debris or plant life overgrowth.

Finance Committee

Florence confirmed that the Bank Statement Audits were current as of January 2020. She and Ashley agreed to meet every 3rd Wednesday of the month, to review the banking statements to coincide with the monthly board meetings.

New Business

Next Meeting March, 17th 2021