

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 Ben Peterson

Commissioners Absent: Gary DeVon and Susan Speiker

Special Guest Speakers: Marty Miller

Ashley and Marty spoke to the board about the current options moving forward with applying for the new grant cycle in 2021-2022. Applications are due in July 2021, Award announcements in December 2021. It was suggested that while not guaranteed, it may go in our favor to reapply. Especially if we opt a return of the Phase 2 funds we already gained. Marty mentioned it was not something that needed to be done right away, but that it hopefully would make a positive impression on the grantors. The Payout this time being closer to 5 million as opposed to 3 million. Board gave support to for Marty and ORFH to move forward with the letter of interest. Ashley and Marty agreed to stay in contact during the new process and would keep the board in on the progress.

February 2021 Meeting Minutes Approval: Peggy moves to approve the February Minutes and Florence made a second. All present were in favor.

Old Business

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.

Oroville Gardens

Ashley informed the board that OGA has a newly appointed rep, named Shantelle Spackman.

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 following weeks. The units in question are 201 and 205.

Ashely informed the board that the new tenant at 210 is doing well.

Informed board of updated construction happening in unit 20, similarly to what happened in unit 210 and that we will be looking for new tenant for 20 was also going well and that Ashley was confident that the unit would be filled in a timely manner.

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 informed the board that OHP has a newly appointed rep, named JoAnne L. Styborski

Ashley reminded the board that RD approved the waiver for temporary residents for non-farm workers while City Sewer construction was being completed at OHP. But the intention was to only house Employee/Security Presence David Marquez, as he will be returning to trailer 1 at Shelter once construction is completed.

Ashley informed the board of the over all plan for opening up the OHS for grower season. That there were currently 2 growers that would be in place at the OHP for this years season, Gebbers and Castrejon.

Ashley proudly applauded her team, Property Manager Leslie Peralta and Maintenance Manager Neil for their outstanding works at OHP as we passed our health inspection with flying colors!

Ashley updated the board on the burn pile at the park.

Oroville Harvest Shelter

-Ashley reported her involvement with Lael Duncan at Okanogan County Community Action Council to get the funding needed to operate OWEC. Votes were passed and OWEC will be getting financial aid pending minor paper work follow ups. Ashley will let board know when funds have been granted.

-Ashley informed the board that due to the ever-changing parameters of the Sewer Project, she would be closing the OWEC "early" this year as of March 22. Originally Ashley intended to keep it open until around April 15th, but due to delays, we are already at the end of the season.

Once more, Ashley proudly applauded her team (Property Manager Leslie Peralta and Maintenance Manager Neil) for their outstanding works at OHS as we passed our health inspection with flying colors

OHA Triple Wide

Ashley reminded the board that Leslie had been appointed as the official Property Manager to Triple Wide and Triangle Park.

Ashley informed the board that the leaking roof fully repaired, originally estimated at \$1,500. The final bill came in at \$1546.75 (\$119.86 of that total bill being tax) Also that we are going to try to submit a Retail Sales Tax Exemption form for the tax.

Additionally, Ashley reminded the board of the potential mold issue found in the roofing. Also reported was that Neil and Ashley were looking into hiring Complete Restoration to fix issue. Florence asked a clarification question on the improper installation for the original skylights. Ashley did her best to explain over the phone the difference. Offering to draw a side by side difference for Florence to see the next time they met.

Triangle Park

Ashley reminded the board that she, Heather and Leslie are working on reviewing and updating the leases for the 2 land properties and finding ways to work the residents to meet conditions.

Ashley excitedly updated the board on the property clean up from lot 1, lot 4, the easement in between and surrounding areas. The ultimately, the idea is to truly take ownership of Triangle Park as a whole. Once cleaned up and new leases in place. Ashley will put up an official OHA sign marking it as one of our properties.

Ashley explained what is happening with the prepping for RV lots and it opening April 1st

Finance Committee

Peggy reported on the maturity of our Umpqua accounts.
Florence reported on her findings during statement review

New Business

-Unit checks/walk throughs across all properties beginning in March.
-Garage Sale in the spring/summer?

Next Meeting April 21, 2021