



MINUTES OF THE GENERAL BUSINESS MEETING  
MISSOURI NAHRO  
Holiday Inn - Joplin, Missouri  
9:30 AM - September 19, 2014

Jim Jenkins on behalf of President Wanda Peetoom called the meeting to order at 9:38am.

Jim Jenkins on behalf of President Peetoom appointed Tom Barnett as Parliamentarian.

The minutes from the March 21, 2014, (St. Louis) General Session Meeting held in St. Louis, Missouri was distributed for review. Karen Chaney made a motion to approve the minutes; motion seconded by Anita Kennedy. Jim Jenkins called for a vote, and the Board unanimously approved the minutes as presented.

**OFFICER'S REPORTS:**

**TREASURER'S REPORT:**

**See Attached Financials**

Karen Chaney reported since our last meeting we have deposited \$59,688.70 in our checking account and disbursements of \$68,583.28, interest earned \$64.03. Current cash \$68,509.79. We have two CDs totaling \$80,009.97. Fund balance of \$148,519.76. Karen Chaney made a motion that her treasurer's report be approved. Reba Williams seconded the motion, and it was approved by unanimous vote of the Membership.

**SENIOR VICE PRESIDENT:**

NO REPORT

**STANDING COMMITTEE REPORTS:**

**COMMISSIONERS:**

**See Attached Report**

Carol Branham on behalf of Frankie Davis stated three Commissioners were present and met briefly and then were asked to join the Housing Committee for the remainder of their meeting. Motion was made to accept the Commissioner's report; seconded by Karen Chaney; a vote was taken and the report was approved by a unanimous vote of the membership.

**CR&D:****See Attached Report**

Doug made a motion to accept the report; seconded by Anita Kennedy.

**HOUSING:****See Attached Report**

Carol Branham made a motion to accept her report; seconded by Anita Kennedy. The report was approved by unanimous vote of the membership. Matt Moran raised a discussion asking if there is a need to track the impact of the flat rent. Carol stated that it is very important to track the impact this is having on the increased needs of subsidy to replace the tenants that have moved out.

**MEMBER SERVICES:****See Attached Report**

Anita Kennedy reported that the 50/50 raffle made \$145.00 and a tip jar was placed in the hospitality room and it raised \$57.00 this makes a total of \$202.00 to go toward the scholarship program. The winner of the 50/50 raffle will receive \$145.00. Anita made a motion to accept her report; seconded by Lisa Ainsworth. The report was approved by unanimous vote of the membership.

**PROFESSIONAL DEVELOPMENT:****See Attached Report**

Lisa Ainsworth moved for her report to be approved; seconded by Karen Chaney. Matt suggested numbers were up in the past due to NAHRO trainings. Lisa is looking at using all of her budget allotted for training to be offered at every conference and workshop. It was mentioned that certification opportunities were available at that workshop. The spring workshop will be March 23-25, 2015 at the Camden on the Lake. The reports were approved by unanimous vote of the membership. Jim asked if this was also the Site Selection report and Lisa said yes.

**OTHER REPORTS:****LEGISLATIVE:**

Jim Jenkins gave the report that they had 9 people come to the Legislative Conference. He stated that he would be adding the information that Darrin talked about into the newsletter so everyone could read it. They discussed that they are asking for a continuum resolution. He shared that there is a new proposal on the Flat rents. Congressmen Bauer of Texas has submitted a bill that will allow all housing authorities to go out and do their own Fair Market study. If this study shows that the FMRs are less you can submit that to the Secretary of HUD and ask for an exception. However, if the rates show going down HUD may actually lower the FMRs and this may cause local landlords to become upset.

It was discussed that someone on the House side is needed to present the SHARP Bill. Looking for expansion on the Moving to Work program. The Senate Bank is asking for reviews of items found on the last known version of AHSSIA that used to be SERVA trying to get us on regulatory relief items. Darrin Taylor has been working with several states working on getting some regulatory relief. There is a letter signed by the NARHO President that will be going along with several other letters to see if we can get some regulatory relief which will be sent in to Secretary Gaskill. A copy of the letter will be in the newsletter. Section 8 Admin fees went from 74% to 79% so this will provide a little more money. Jim ended his report and moved that the legislative committee report be approved; motion seconded by Carol Branham. Further discussion was raised that it was discussed that the increase in the admin fee will expire on January and will most likely go back to the 74%. Anita stated that Darren Taylor has been very instrumental in getting the Flat Rent going in SWNAHRO and that it is up to all housing authorities to fight for their money. Reba seconded the motion. the report was approved by unanimous vote of the membership.

#### **SCHOLARSHIP:**

Rhett Elhert reported that the committee requested \$1500.00 to go out to the new recipient. He is still waiting on confirmation for one other and then a total paid out would be \$2500.00 for first semester of past recipients. Carolyn paid out \$200.00 in scholarships. Rhett moved for his report to be approved; seconded by Anita Kennedy.

#### **SITE SELECTION:**

**See Professional Development Report**

#### **SERVICE CONTRACT OFFICER REPORT**

**See Attached Report**

Shelli Scrogum mentioned a few changes to the report. She stated there are still calendars available and they can order more if needed. Her office will be sending out several surveys in the near future. If those surveys are not completed within a week her office will make calls to remind everyone to answer those surveys. The Maintenance Workshop will be offering several certifications EPA, CPR, and HQS in addition to the breakout sessions. Shelli made a motion for her report to be approved; John Morrissey made a motion; seconded by Tom Barnett.

#### **HOUSING AMERICA CAMPAIGN:**

Anita Kennedy stated Hattie made the calendars and mentioned selling ads for the calendars and Hattie was able to sell \$700.00 in ads. They have received orders for over 600 additional calendars to be printed this year.

Anita Kennedy made a motion that all Other Reports be approved; seconded by Matt Moran. The Other Reports were approved by a unanimous vote of the Members.

**OLD BUSINESS:**

Lisa Ainsworth asked if there was anyone who did not know what the Debt Offset Program was? Several people were not sure so Lisa explained that there was a group of people who worked to change the state statute so that the Department of Revenue could withhold State tax returns on people who left the housing authorities still owing money. Lisa further explained that there have only been 5 housing authorities who have been able to use this and that several who have applied for this benefit have not been approved. Lisa would like to be able to take a couple of people with her that have had success using the offset program to meet with the Dept. of Revenue in Jefferson City to see if they can get all of the housing authorities approved for this program.

**NEW BUSINESS**

The Executive Board discussed the contract with the Service Officers. The Executive Board approved it for 27 months.

**CLOSING COMMENTS:**

Jim Jenkins thanked everyone who helped. There being no further business to come before the Membership, Reba Williams made the motion to adjourn the meeting; seconded by Tom Barnett and the membership unanimously voted to adjourn.