



MINUTES OF THE GENERAL BUSINESS MEETING

MISSOURI NAHRO

Hilton Garden Inn, Columbia, MO

8:37 AM - September 25, 2015

Meeting was called to order by President, Wanda Peetoom.

President, Wanda Peetoom appointed Donna Dunwoody as Parliamentarian.

Approval of Minutes - March 23, 2015 (Camden on the Lake, Lake Ozarks, MO).

President Peetoom asked for approval of the minutes. Motion made by Karen Chaney; seconded by Lisa Ainsworth. Passed unanimously.

OFFICER'S REPORTS:

TREASURER'S REPORT:

See Attached Financials

Karen Chaney reported that we currently have \$168,180.93 in our checking account. Deposits totaled \$48,899.61, interest earned \$136.28 and disbursements of \$36,864.05. There is \$77,303.64 cash on hand and \$10,747.27 and \$80,130.02 in CD's. Karen Chaney made a motion that the treasurer's report be approved. Anita Kennedy seconded the motion. The board unanimously approved the treasurer's report.

SENIOR VICE PRESIDENT:

STANDING COMMITTEE REPORTS:

President Peetoom asked after all standing committee reports were made could we make one motion and approval for all reports. Approved unanimously.

COMMISSIONERS:

See Attached Report

Frankie Davis stated that she encourages everyone to bring their commissioners to the MONAHRO Commissioners meetings.

CR&D:

See Attached Report

Matt Moran stated being here in Columbia he thought it would be good opportunity to see what the Columbia housing Authority is doing. They have jumped into RADD and we could all learn something from their experience with RADD. They have been with

them for two years. I was able to persuade Phil Steinhaus and a consultant, Ken Nearnberger to give us an hour session about how Columbia Housing Authority on how they decided to make the decision to go with RADD so they can update their housing authority in a way they could not before. They are expecting o some construction next year. Matt said he is taking over the C R &D committee. Matt stated if anybody that is doing community development or anything in those regards and would like to be on the committee please join.

HOUSING:

See Attached Report

Carol Branham asked for her report to be accepted. The Board unanimously approved the report as presented.

MEMBER SERVICES:

See Attached Report

Anita Kennedy stated we met and had 5 members present; 15 first time attendees and gave them a little token of our appreciation. We judged the Maintenance Awards that will be given out in a couple weeks. We discussed changes to the application process and the application itself for some of the awards. Patty Preston will be our incoming VP and I hope that you support her. We discussed the hospitality room and the 50/50 raffle. We will continue to do the 50/50 raffle to support the scholarship program.

PROFESSIONAL DEVELOPMENT:

See Attached Report

Lisa Ainsworth moved for her report to be approved.

SITE SELECTION:

See Professional Development Report

Cities to consider: St. Charles for the Spring Conference. We are working on the Lodge of Four Seasons for the May Conference. Fall Conference will be in Jeff City and the maintenance conference will be in Springfield, MO. As for the Financial Workshop we are considering Columbia, Independence and St. Robert, MO.

Approval of all Standing Committee Reports. President Wanda Peetoom asked if we could make a final motion. Motion was made by Anita Kennedy; seconded by Matt Moran

OTHER REPORTS:

LEGISLATIVE:

See attached Report

Donna Dunwoody gave the report on the Legislative Conference for Darrin Taylor. Donna encouraged everyone to be aware of the emails that they will get on the action alerts. Donna explained that it is already done for you; all you have to do is click on the link. If you want to go further you can send a separate email to your legislator.

SCHOLARSHIP:**See attached report:**

Rhett Ehlert gave the scholarship committee received all 13 applications. As of Aug 31, 2015 the ending balance was \$10,511.27. We also want to thank Carol Branham for the \$300.00 check. Carol's police officers and community members raised the money for the scholarship.

DISCUSSION: President Peetoom asked when you get MONARHO scholarships do they automatically get forwarded to SW or do individuals submit their own? Shelli Scrogum stated that they do not get forwarded. Shelli explained that the SW applications must be filled out by the applicant. President Peetoom stated that we need to market that better. Last year we had confusion regarding timely payments to the scholarship fund and a separate line item given. MAHAPCII is taking that over to be a separate entity. We are going to make our contribution of \$4000.00 for our fiscal year so it is done and over with. The scholarship committee will know what they have to work with. President Peetoom stated Jim Jenkins went back into our financial budget and found that through the years they was \$9000.00 that was never spent. MONAHRA put the \$9000.00 back into the scholarship fund.

SITE SELECTION:**See Professional Development Report**

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President Wanda Peetoom asked if we could make a final motion and second it. The committee said yes.

SERVICE OFFICER REPORT**See Attached Report**

Shelli Scrogum stated that her report is on the table. Shelli really wanted to encourage everyone to look at the back of her report regarding the upcoming Maintenance Conference being held in Springfield, MO; October 7-9, 2015. Great breakout sessions: EPA, Lead-based Paint Certification/Recertification.

Registration was pretty low and Shelli would like everyone to go back and encourage their maintenance staff to sign up for the conference.

HOUSING AMERICA CAMPAIGN:

Anita Kennedy stated they gave out their awards yesterday. Mainly two housing authorities took it all. Each year is different. So I encourage you all to do that. We can only take so many applications to SW and SW can only take so many to Nationals. We used to send 30 application but that has now changed. We did not issue a calendar.

NOMINATING COMMITTEE

Matt Moran gave his report. Matt stated that the nominating committees work is usually done a year ago. What happened this year is Jim Jenkins decided he did not want to be president this year. President Wanda Peetoom asked if the committee would make sure we have a smooth leadership transitions. We came up with a recommendation that Carol Branham was already approved to be our Sr. VP we always ask people to move up. Carol accepted the position of President. Matt thanked Carol for making it easy for the rest of us. That left a hole for the SR. VP spot to not be filled. We didn't have a lot of time to deal with that before the conference so we are not getting the approvals we normally get. A few of us met Wednesday morning and a few names came up of people we would want to consider. The one we agreed on first and foremost is Robert Rorah. He is in a position now where he can do that position and we all agreed he can fill that position. We are very thankful that Robert wants to take the position but he does have to get his board approval.

Approval of all Other Reports. President Wanda Peetoom asked if we could make a final motion. Motion was made by Carol Branham; seconded by Lisa Ainsworth.

OLD BUSINESS:

SWNAHRO is coming to Kansas City next June 2016. It's a joint meeting with Kansas. Contact Patty or Anita to say you would like to help next year. It will be a lot of work once we get there. Darren Taylor will be our President at the time. I think it would be good to show our support.

President Peetoom stated the board approved \$6000.00 for the Kansas Conference. We are hoping we stay in that budget line item.

NEW BUSINESS

President Wanda Peetoom stated Jim Jenkins will not be here next year. He has been doing our fee accounting. They asked if Shelli would take it over and she does not feel comfortable being the person taking in the money, doing all of our conferences, deposits and reconciling the books. Since Jim left he appointed an AdHoc committee that Nancy Nolker headed. Shelli put out an RFP for the work he did. We got 3 applications back. One from Herlock that stated they are not taking any new clients. There are two to chose from. Summit Services in Oklahoma. The other one was Housing Solution Alliance, Dallas, Texas. John Pope is the person who will be doing our books for us. It will be changing from \$75.00 per month to approx. \$200.00 per month. The committee approved the change. Donna Dunwoody is going to be our new Train the Trainer. The Board agreed to cover the expense of her going. There is already a line item that will cover some of these expenses. We did review the budget. We made a few changes. One of the changes will be the price to add the Fee Accountant. I need to change the line item where we are putting in the \$6000.00 for SW. The rest of the line items stayed the same. President Peetoom will make the changes to the budget and send it to the board for approval before the fiscal years starts. We also added a \$500.00 line item because we brought back the financial meeting in April.

CLOSING COMMENTS:

Matt Moran passed on the plaque that has the names of the presidents through the years.

With There being no further business to come before the membership, Anita Kennedy made the motion to adjourn the meeting; seconded by Robert Rorah. The membership unanimously voted to adjourn.