

The Board of Directors met in regular session January 13, 2025 at the Crooksville Community Room. Board Robert Foster opened the meeting at 7:30 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice (absent), Robert Foster, and Louis Whitlatch.

Curtis informed the new office phone system is almost complete. Some modems and billing cleanup. Phones are working well. Office voicemails are emailed to Angela and I so if not in the office we can check voicemails.

Motion RES 25-001 was made by Frash, second by Whitlatch to approve Curtis to sign right away easement with Village of Roseville. This will be signed and sent back to Roseville once the board has seen the map of the property where water lines will be connected. Upon roll call; Jackson yea, Frash yea, Rice absent, Foster yea, and Whitlatch yea; 4 yeas passage of RES 25-001.

Motion RES 25-002 was made by Frash, second by Whitlatch to approve carrying over maintenance comp time from 2024 to 2025. Jim 3 hours and Kirk 6.5 hours. Upon roll call; Jackson yea, Frash yea, Rice absent, Foster yea, and Whitlatch yea; 4 yeas passage of RES 25-002.

Motion RES 25-003 was made by Jackson, second by Whitlatch to approve going into contract with A+ Lawncare Company for snow and Lawncare. Upon roll call; Jackson yea, Frash yea, Rice absent, Foster yea, and Whitlatch yea; 4 yeas passage of RES 25-003.

Curtis informed the board Somerset Lumber and Landscape contract is terminated. Company was not doing a good job and was having to be called to show on site. Once on site things did not look any different when he left. He complained of wanting paid and being tired. Adam Barclay, attorney assisted in termination notice.

Curtis informed the board some senior building units are scheduled to be painted. Out of 16 eligible units living there 5+ years only 4 is being painted. Starts on January 14, 2025 and will end on January 17, 2025.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

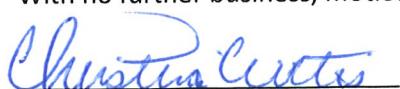
Motion was made by Whitlatch second by Jackson to approve the minutes from the December 9, 2024 meeting. Upon roll call; Jackson yea, Frash yea, Rice absent, Foster yea, and Whitlatch yea; 4 yeas Motion carried.

Motion was made by Jackson second Whitlatch to approve payment of bills for:

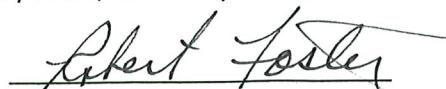
- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice absent, Foster yea, and Whitlatch yea; 4 yeas Motion carried.

With no further business, motion to adjourn was made by Frash, second by Jackson.


Curtis

Executive Director


Robert Foster

Chairman

The Board of Directors met in regular session February 10, 2025 at the Crooksville Community Room. Board Robert Foster opened the meeting at 7:30 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch.

Curtis informed the board the new laundry equipment is setup and running.

Motion RES 25-004 was made by Rice, second by Whitlatch to approve Curtis contacting Lepi Associates to list Fowler Street. Prior to the listing, contact an appraiser. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-004.

Motion RES 25-005 was made by Frash, second by Jackson to approve the OHAC membership. Approve staff attending the Spring Conference. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-005.

Motion RES 25-006 was made by Rice, second by Jackson to approve NAHRO membership. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-006.

Motion RES 25-007 was made by Jackson, second by Frash to approve staff replacing laptops. Current ones are 5 years old. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-007.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Motion was made by Jackson second by Whitlatch to approve the minutes from the January 13, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

Motion was made by Whitlatch second Rice to approve payment of bills for:

- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Frash, second by Jackson.



Executive Director



Chairman

The Board of Directors met in regular session March 10, 2025 at the Crooksville Community Room. Board Robert Foster opened the meeting at 7:30 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch.

Curtis informed the board the Fowler Street appraisal is complete and came in at \$95,000.

Curtis informed the board the office laptops are installed and working well.

Curtis informed the board the appliances sold on Gov Deals. All sold for \$1,144.

Motion RES 25-008 was made by Rice, second by Whitlatch to approve Curtis to sign all necessary forms and closing documents for Fowler Street. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-008.

Motion RES 25-009 was made by Rice, second by Whitlatch to approve to put bid out for roof replacement for senior building. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-009.

Curtis discussed offer on Fowler Street. Offer is \$89,900 with seller paying \$5,000 in closing costs. Counter offer is seller agrees with closing cost but selling property as is.

Curtis discussed AFFH (Affirmatively Furthering Fair Housing) rule terminated. This is in the comment period. This will save extra work in the future with annual/five year plans. However, the fair housing rule applies daily.

Curtis discussed unit 5D plumbing issue. Sink was clogged and maintenance could not get it repaired. Roto Rooter was contacted and they was pulling mud, which meant a broken or collapsed pipe. GM construction was contacted to dip up the floor. Broken pipe was located and concrete re-poured. Lavy's will repair flooring with stock HA has on hand.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

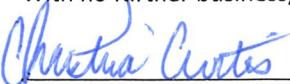
Motion was made by Whitlatch second by Jackson to approve the minutes from the February 10, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

Motion was made by Frash second by Jackson to approve payment of bills for:

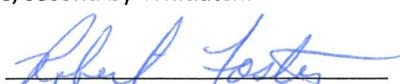
- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Whitlatch.



Executive Director



Chairman

The Board of Directors met in regular session April 14, 2025 at the Crooksville Community Room. Board Robert Foster opened the meeting at 7:30 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch.

Kelly Cooper attended the meeting to express a complaint.

Curtis informed the board 5D plumbing issue is resolved.

Curtis informed the board 5E situation we are still working on. Family has until April 26, 2025 to vacate.

Motion RES 25-010 was made by Whitlatch, second by Rice to approve Curtis to sign senior building roofing contract with low bidder, Richmond Exteriors. Reached out on April 8th to get approval. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-010.

Motion RES 25-011 was made by Whitlatch, second by Jackson to approve maintenance to take pictures of unit numbers with each work order. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-011.

Motion RES 25-012 was made by Jackson, second by Whitlatch to approve the server to be cloud based. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-012.

Motion RES 25-013 was made by Rice, second by Jackson to approve Public Housing Brown Circle units for lead testing. HUD requirement. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-013.

Motion RES 25-014 was made by Rice, second by Whitlatch to approve 1st quarter collection losses. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-014.

Motion RES 25-015 was made by Rice, second by Whitlatch to approve the HAPCAP Collaborative Agreement for 2025. Upon roll call; Jackson abstain, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 4 yeas pass of RES 25-015.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Curtis provided the board with Ohio EPA-lead soil sample results in Roseville.

Motion was made by Rice second by Whitlatch to approve the minutes from the March 10, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

Motion was made by Frash second by Jackson to approve payment of bills for:

- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Frash,



Christina Curtis

Executive Director



Robert Foster
Chairman

The Board of Directors met in regular session May 12, 2025 at the Crooksville Community Room. Board Robert Foster opened the meeting at 7:30 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch (absent).

Curtis informed the board the server cloud will be installed on June 16th.

Curtis informed the board unit 5E in Roseville moved willingly.

Curtis informed the board the lead testing is complete at Brown Circle. The board was provided the report.

Motion RES 25-016 was made by Rice, second by Jackson to approve updating over income limits in PH Administrative Plan (ACOP). Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas passage of RES 25-016.

Motion RES 25-017 was made by Rice, second by Frash to approve hiring for Roseville position at \$14 per hour. The new hire will be through the temp service, Action Total Staffing. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas passage of RES 25-017.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Curtis provided FY 2026 proposed budget cuts.

Curtis provided information regarding interest earned over \$500 will be sent to U.S. Department of Health and Human Services.

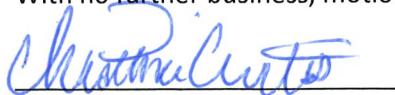
Motion was made by Jackson second by Frash to approve the minutes from the April 14, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas Motion carried.

Motion was made by Rice second by Jackson to approve payment of bills for:

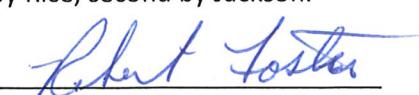
- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Jackson.



Executive Director



Chairman

The Board of Directors met in regular session June 9, 2025 at the Crooksville Community Room. Board Robert Foster opened the meeting at 7:30 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch.

Motion RES 25-018 was made by Whitlatch, second by Jackson to approve signing the OPERS resolution to allow OPERS to be pre-taxed. Special call to board members on 5-27-2025. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-018.

Motion RES 25-019 was made by Frash, second by Jackson to approve Sedgwick (Work's Comp) renewal. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-019.

Motion RES 25-020 was made by Frash, second by Rice to approve the ACC amendment for the 2025 grant. Approve adding senior building heating and cooling replacement work item to capital fund plan. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-020.

Motion RES 25-021 was made by Frash, second by Rice to approve hiring Javison Martin through Action Total Staffing. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-021.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Curtis explained the Roseville office door was busted by a child throwing a rock. Family has been notified and charged. Family has paid half of the charge.

Curtis informed the board the power washing is complete at both sites by Perfect Power Wash.

Curtis provided the board with the Inspection Group scoring forms for both sites.

Curtis informed the board 1D in Roseville threatened staff. Sheriff arrested tenant and eviction was issued. Family left in the time frame requested.

Curtis informed the board the senior building roof replacement started June 2nd.

Curtis informed the board the Roseville Rising project is applying for a grant and asked for a letter of how this would improve the community. A letter was done along with providing fair market rent and income limit information. Curtis will assist the best she can throughout the project.

Curtis informed the board the audit went well. There was no findings or comments.

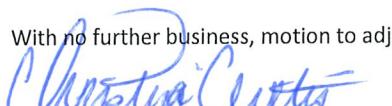
Motion was made by Rice second by Whitlatch to approve the minutes from the May 12, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

Motion was made by Whitlatch second by Jackson to approve payment of bills for:

- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Frash.


Executive Director


Chairman

The Board of Directors met in regular session ~~July~~ 14, 2025 at the Crooksville Community Room. Board Chairman Robert Foster opened the meeting at 7:28 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch.

Curtis informed the board Javison Martin did not work out. Due to current uncertainties regarding the budget and whether certain responsibilities will transition from federal to state funding, the decision has been made not to fill the position at this time.

Curtis informed the board that the roofing project has been completed. The roofing contractor reported that the building lacks a water barrier behind the existing siding, and therefore recommends that the siding be replaced. It is uncertain at this time whether the siding project can move forward, as it will depend on the cost and prioritization of other scheduled projects.

Curtis informed the board that the cloud conversion has been successfully completed and is functioning as intended.

Motion RES 25-022 was made by Rice, second by Whitlatch to approve Zanesville-Muskingum Chamber of Commerce membership. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-022.

Motion RES 25-023 was made by Frash, second by Whitlatch to approve 2nd quarter collection losses. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-023.

Motion RES 25-024 was made by Frash, second by Jackson to approve increasing payment standards per HUD. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-024.

Motion RES 25-025 was made by Rice, second by Frash to approve the updated Consent to Enter form. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-025.

Motion RES 25-026 was made by Rice, seconded by Whitlatch to approve staff to attend fall OHAC training. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-026.

Motion RES 25-027 was made by Rice, second by Whitlatch to approve awarding Bob Sears the HVAC project for the senior building. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-027.

Motion was made by Frash, second by Rice to enter executive session for the discussion of employee performance incentives. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea and Whitlatch yea; 5 yeas passage to enter executive session. Time entered 8:23 am. Time returned 8:41 am.

Motion RES 25-028 was made by Frash, second by Jackson to approve employee performance incentives of \$1500 each. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea and Whitlatch yea; 5 yeas passage of RES 25-028.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Curtis informed the board HUD approved the HVAC work item in the Capital Fund action plan.

Curtis informed the board, per guidance from legal counsel, that Kelly Cooper, who previously attended a Board meeting and has been the subject of ongoing concerns continues to raise issues related to lawn maintenance and other matters. The attorney recommended that the Board be made aware that these disruptions are continuing.

Curtis informed the Board that Perry MHA received the highest possible rating, four stars, on its recent audit for compliance with Ohio's Sunshine Laws, reflecting full achievement in all evaluated areas.

Motion was made by Frash second by Whitlatch to approve the minutes from the June 9, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

Motion was made by Rice second by Frash to approve payment of bills for:

- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Frash.

Christina Curtis

Executive Director

Robert Foster

Chairman

The Board of Directors met in regular session August 11, 2025 at the Crooksville Community Room. Board Chairman Robert Foster opened the meeting at 7:31 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch.

Motion RES 25-029 was made by Jackson, second by Rice to approve Nelrod Company to calculate PH/S8 annual utility allowances. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-029.

Motion RES 25-030 was made by Jackson, second by Whitlatch to approve Curtis to attend OHAC Director's retreat. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-030.

Motion RES 25-031 was made by Rice, second by Jackson to approve SEMAP Indicator 7 policy. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-031.

Motion RES 25-032 was made by Whitlatch, second by Rice to approve Curtis to close the DD checking account and move funds to the Money Market account. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-032.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Curtis informed the board Section 8 office relocated to the Roseville location. This was the original site of the office, and we believe this move will provide better coverage for that location and will serve the program well.

Curtis provided the board with a letter from HUD confirming the Section 8 Voucher was designated a high performer for 2024.

Curtis informed the board of new cybersecurity law enacted by the State of Ohio. Curtis will receive additional information at the Director's Retreat in October but wanted the board to be aware that the agency will be required to comply with the new law.

Motion was made by Rice second by Whitlatch to approve the minutes from the July 14, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

Motion was made by Whitlatch second by Jackson to approve payment of bills for:

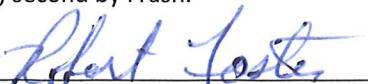
- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Frash.


Curtis

Executive Director


Robert Foster

Chairman

The Board of Directors met in regular session September 8, 2025, at the Crooksville Community Room. Board Chairman Robert Foster opened the meeting at 7:29 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch (absent)

Motion RES 25-033 was made by Whitlatch, second by Rice to approve Macy's Trees to perform tree maintenance, including clean-up and removal of a few dead trees. Special call was made to the board on 8-25-2025. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-033.

Motion RES 25-034 was made by Rice , second by Jackson to approve the inspection group to perform PH inspections for Spring 2026. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas passage of RES 25-034.

Motion RES 25-035 was made by Rice, second by Frash to approve the 5 year/annual plan for 2026-2030. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas passage of RES 25-035.

Motion RES 25-036 was made by Rice, second by Jackson to approve maintenance to receive their annual work boots- standard daily work boots only. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas passage of RES 25-036.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Curtis informed the board the tree clean-up in Roseville started on 9-3-2025

Curtis informed the board the painters have started in Crooksville. They are to paint all solid doors at the senior building and two benches.

Curtis reminded the board Curtis and Schooley will be at the OHAC training the 17th-19th.

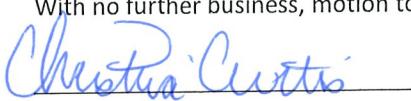
Motion was made by Rice second by Frash to approve the minutes from the August 11, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas Motion carried.

Motion was made by Jackson second by Frash to approve payment of bills for:

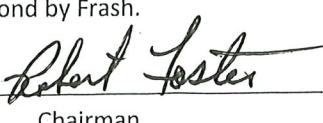
- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch absent; 4 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Frash.


Christina Curtis

Executive Director


Robert Foster

Chairman

The Board of Directors met in regular session October 13, 2025, at the Crooksville Community Room. Board Chairman Robert Foster opened the meeting at 7:30 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch.

Motion RES 25-037 was made by Rice, second by Whitlatch to approve internal program procedure policy. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-037.

Motion RES 25-038 was made by Rice, second by Jackson to approve 3rd quarter collection losses. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas passage of RES 25-038.

Motion RES 25-039 was made by Whitlatch, second by Jackson to approve 2026 Operating Subsidy funding calculations and submission. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas passage of RES 25-039.

Motion RES 25-040 was made by Rice, second by Whitlatch to approve adding Build America Buy America (BABA) in the procurement policy. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas passage of RES 25-040.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Curtis provided information on the government shutdown.

Curtis provided the audit letter. 2024 audit is complete.

Curtis informed the board the senior building HVAC project started on 10-6-2025.

Curtis informed the board about 2B eviction for abandoned unit. Going to court October 15, 2025.

Curtis informed the board Crooksville painting is complete.

Curtis informed the board of Roseville trees is complete.

Motion was made by Whitlatch second by Jackson to approve the minutes from the September 8, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas Motion carried.

Motion was made by Whitlatch, second by Rice to approve payment of bills for:

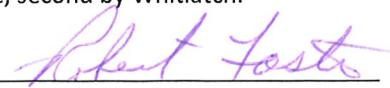
- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Whitlatch.


Cynthia Curtis

Executive Director


Robert Foster

Chairman

The Board of Directors met in regular session November 10, 2025, at the Crooksville Community Room. Board Chairman Robert Foster opened the meeting at 7:29 a.m. with the following members present: Cindy Jackson, Tim Frash, Chris Rice, Robert Foster, and Louis Whitlatch.

Government shutdown-HUD will fund both programs through December 2025.

HVAC project complete. Awaiting building code department inspection and final paperwork to submit payment.

Went to court for 2B in Roseville. This unit was abandoned. Judge gave Housing Authority possession of unit immediately.

Motion RES 25-041 was made by Jackson, second by Whitlatch to approve 2026 payment standards and utility allowances for the voucher program. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch yea; 5 yeas passage of RES 25-041.

Motion RES 25-042 was made by Rice, second by Whitlatch to approve cybersecurity policy and program. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas passage of RES 25-042.

Motion RES 25-043 was made by Frash, second by Jackson to approve personnel policy updates: rewards, tax-exempt, credit card info and lodging. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas passage of RES 25-043.

Motion RES 25-044 was made by Rice, second by Whitlatch to approve Anthem insurance renewal. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas passage of RES 25-044.

Discussed holiday incentives. The board chose to table this until the attorney could have a written statement on the money market account. Written statement to provide how the money can be used.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

John Hurst to paint a maintenance door and poles at dumpster in Roseville.

Motion was made by Whitlatch second by Jackson to approve the minutes from the October 13, 2025 meeting. Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas Motion carried.

Motion was made by Rice, second by Frash to approve payment of bills for:

- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Jackson yea, Frash yea, Rice yea, Foster yea, and Whitlatch; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Frash.



Executive Director



Chairman

The Board of Directors met in regular session December 8, 2025, at the Crooksville Office. Board Chairman Robert Foster opened the meeting at 7:30 a.m. with the following members present: Robert Foster, Tim Frash, Chris Rice, Louis Whitlatch and Cindy Jackson.

Curtis informed the board that the Roseville painting is complete.

Motion for RES 25-045 was made by Rice, second by Whitlatch to table Cyber Liability insurance until January 2026 meeting. Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas passage of RES 25-045.

Motion for RES 25-046 was made by Whitlatch, second by Rice to approve Sharp insurance renewal. Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas passage of RES 25-046.

Motion for RES 25-047 was made by Jackson, second by Whitlatch to approve Public Housing utility allowances. Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas passage of RES 25-047.

Motion for RES 25-048 was made by Whitlatch, second by Rice to approve Public Housing flat rents. Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas passage of RES 25-048.

Motion for RES 25-049 was made by Rice, seconded by Frash to approve the estimated 2026 budget. Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas passage of RES 25-049.

Motion for RES 25-050 was made by Rice, seconded by Frash to approve maintenance comp time to roll over if there is any. Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas passage of RES 25-050.

Motion was made by Frash, second by Jackson to enter executive session for the discussion of holiday incentives. Upon roll call Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas passage to enter executive session. Time entered 8:35 am. Time returned 8:45 am.

Motion for RES 25-051 was made by Frash, seconded by Jackson to approve \$1500 holiday incentive for each employee. Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas passage of RES 25-051.

Review Public Housing, Section 8, FSS, and DD Reconciliation/Bank Statements.

Review Public Housing, Section 8, FSS and DD Financial Reports.

Discussed with the board regarding the Roseville school project. The developer/landlord requested the Housing Authority convert tenant-based Housing Choice Vouchers to Project-Based Vouchers (PBV's), stating that the availability of PBV's would strengthen his financing application and that the project may not move forward without them. Staff consulted with the assigned HUD representative, who advised converting vouchers to PBV

may not be in the best interest of the Housing Choice Voucher program at this time. Staff are also consulting with Section 8 Associates to obtain additional guidance and information before any recommendation is made.

Motion was made by Whitlatch, second by Jackson to approve the minutes from the November 10, 2025, meeting. Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas Motion carried.

Motion was made by Rice second by Whitlatch to approve payment of bills for:

- a. Public Housing A/P
- b. S/8 HAP and Homeownership
- c. S/8 Voucher A/P
- d. MR/DD Supported Living

Upon roll call; Foster yea, Frash yea, Rice yea, Whitlatch yea and Jackson yea; 5 yeas Motion carried.

With no further business, motion to adjourn was made by Rice, second by Frash.



Executive Director

Chairman

