

PCHA Board Meeting December 2023
Agenda

Date: 12/21/2023

Time: 4:00pm

Join Zoom Meeting

<https://us06web.zoom.us/j/84320229053?pwd=UlpoUVlqdlhPdHdqFR2OUZEZ1dGZz09>

Meeting ID: 843 2022 9053

Passcode: 8675309

One tap mobile

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+13092053325,,84320229053#,,,,*8675309# US

Dial by your location

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+1 309 205 3325 US

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+1 305 224 1968 US

+1 646 876 9923 US (New York)

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

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Visitors (10 Minute Limit)

Action Item: Allow Public Comment Time (10 Minutes Maximum per Person)

Minutes Review

1. November 2023 Minutes (11/16/2023)

Occupancy Reports

1. December 2023 Newsletter
2. Big River Pest Control FY 2024
3. Annual Inspection 2023 Notice Final Inspections & Re-Inspects 12/18/2023
4. Marketing
5. Past Dues 11/30/2023
6. Small Rural PHA Assessment
7. Updated HUD Privacy Release
8. HUD Monthly OAP Update 12/12/2023

Financial Reports

1. Check Registers 11/30/2023
2. Financial Statement 11/30/2023
3. Credit Card Statement 11/26/2023

Action Item: Approve Consent Agenda – Minutes, Occupancy Reports, Financial Reports

Executive Director Report

Old Business

1. Operating Subsidy FY 2023
2. Operating Subsidy FY 2024
3. Capital Fund Program FY 2020
4. Capital Fund Program FY 2021 & 2022
 - **Action Item: Approve Contract Modification #3 with Rody Exteriors**
5. Repositioning
6. AHRMA Auto & Property Claim 10/3/2023
7. Utility Allowances & Flat Rent Final FY 2024
 - **Action Item 1: Approve Utility Allowances for FY 2024 as Final**
 - **Action Item 2: Approve Final Flat Rents for FY 2024 incorporating Final UA**
8. Executive Director Contract FY 2024 – 2026
9. AHRMA Renewal FY 2024
10. Hawkins Ash Contract Renewal FY 2024

New Business

1. Inventory FYE 12/31/2023
 - **Action Item: Approve Inventory for 12/31/2023**
2. TAR Write-Offs FYE 12/31/2023
 - **Action Item: Approve TAR Write-Offs for 12/31/2023**
3. Operating Budget Revision FYE 12/31/2023
 - **Action Item: Approve Operating Budget Revision for 12/31/2023**
4. Operating Budget FYE 12/31/2024

- **Action Item: Approve Operating Budget for 12/31/2024**
- 5. By-Laws Review December 2023
 - **Action Item: Review and Approve any changes to By-Laws for December 2023**
- 6. Maintenance Wage Rate Determination FY 2024
 - **Action Item: Approve MWR Determination for FY 2024**
- 7. RFP Audit Services FY 2023 – 2025
- 8. HUD PHA Plan Request
- 9. Casscomm Sewer Line Damage

Closed Session

- **Action Item: Enter Closed Session (If Necessary)**

Adjournment

- **Action Item: Adjourn Board Meeting**

