

**Pike County Housing Authority
Board Meeting Minutes
March 2026**

The monthly scheduled Board Meeting of the PCHA Board of Commissioners was held on Tuesday, March 24th, 2026. The meeting was held via a combination of in person and Zoom. All attendance details were furnished to the public by a posted agenda on the door at the main PCHA office and also posted on the PCHA website www.pikehousing.com.

The meeting was called to order at 4:14 pm with 1 guest in attendance.

Members present:

Commissioner: Mark Pulliam
Executive Director: Chris Bruns
Executive Assistant: Tonya Kirk
Commissioner: Noelle Flesner
Chair: Cindy Prentice

Members absent:

Vice Chair: Leslie Henry

Guest:

Dalton Kissinger – Did not want to address the Board only observe the meeting.

Minutes Review:

A review of the February 2026 Regular Session Minutes occurred. There were no corrections or changes recommended.

Occupancy Reports:

A review of the March 2026 Occupancy Reports occurred next. There were no questions or concerns raised.

Financial Reports:

A review of the February 2026 Financial Reports occurred next. There were no questions or concerns raised.

At this time, Noelle F. motioned to accept the consent agenda of the February 2026 Regular Session Minutes, March 2026 Occupancy Reports, and February 2026 Financial Reports. Motion seconded by Mark P.

Voice vote was as follows:

Cindy P.: Aye
Noelle F.: Aye
Mark P.: Aye

Old Business

1. Operating Subsidy FY 2026. On 12/24/2025, HUD made available \$250,095.00 in funding for the PHA's Op Sub FY 2026 grant. This figure is supposed to represent 5 months and 1 week of 2026 per the funding notice. However, the HUD SF-425 Cash Management notice has changed the way the PHA has drawn funding throughout the year thus far. On 3/4/2026, Chris B. drew down \$25,000.00 for March 2026. HUD is currently providing funds at an 86% proration level.
2. Capital Fund Program FY 2024. On 2/10/2026, Chris B. received a fee letter from Eggemeyer Associates Architects for their upcoming A&E services involving demolition in the CFP 2024 grant. Per that letter, the fee for A&E services is \$20,850.00 with reimbursable expenses of \$1,015.00. In reviewing the fee, Chris B. felt that the price was lower than usual due to some of the work EAA had done on previous projects for the PHA with the buildings selected. As a result of that, Chris B. asked for a formal agreement to be sent to ratify the contract, which was completed on 2/13/2026. EAA has been reviewing site plans and there is an issue with the lighting for the E. Adams site, basically much of the lighting is wired to the building to be demolished, which will need to be addressed. On 3/12/2026, Chris B. received invoice# 2551-1 from EAA in the amount of \$2,745.00, which has been drawn and paid. On 3/2/2026, EAA was on site to gather samples and review the properties. From the sampling it was confirmed that all 3 buildings have asbestos related issues which will required additional steps during the demolition. As a result of that, EAA has prepared contract modification #1 adjusting the reimbursable expense amount to \$23,295.00, which Chris B. accepted. The obligation date for 90% of CFP 2024 funds is 5/6/2026. Due to that upcoming date, the following dates have been set; advertisement in the local paper 3/25/2026, pre-bid meeting 4/1/2026, bid opening 4/14/2026, and bid selection at the PHA 4/16/2026 Board Meeting.

Resolution 2026-3

At this time, Noelle F. resolved to accept both the A&E Contract and A&E Contract Modification #1 with Eggemeyer Associates for CFP 2024. Resolution seconded by Mark P.

Voice vote was as follows:

Cindy P.: Aye
Noelle F.: Aye
Mark P.: Aye

3. Repositioning. Not discussed in the last section, but as part of the services for the CFP 2024 grant, Eggemeyer Associates Architects is going to supply the PHA with the necessary cost certificate as requested by SAC. Once this is received, Chris B. will supply the item needed from the PHA regarding resident consultation prior to August/September 2023 and SAC will be able to review and approve the additional 16 units for demolition. This cost estimate is expected from EAA in the next week.
4. Quorum Compliance Testing & Valuation FY 2025. At the end of each fiscal year, Quorum Consulting reviews the PHA's retirement account activity to ensure that all payments have been remitted for the PHA retirement plan, participant loans, etc. On 2/24/2026, the plan report was received from Quorum with no issues identified. The participant account statements have been disbursed already.

Resolution 2026-4

At this time, Mark P. resolved to accept the Quorum Consulting FY 2025 Plan Report. Resolution seconded by Noelle F.

Voice vote was as follows:

Cindy P.: Aye
Noelle F.: Aye
Mark P.: Aye

5. Midwest Inspections Pre-INSPIRE/REAC Inspection February 2026. During Midwest Inspections review from 2/2/2026 through 2/4/2026, there were several items noted to address. Some of the most important items to address were the HUD required smoke detectors in the bedrooms and GFCI's placed within 6 feet of a water source. Chris B. requested quotes for these, which were discussed at the meeting. The lowest cost quote from Lowe's was accepted for the smoke detectors and GFCI's, as a result, the items were ordered and have been received. The additional smoke detectors and GFCI's

should begin to be placed in units along with the repair of other items noted from the pre-inspection very soon.

6. Hawkins Ash REAC Unaudited Submission FY 2025. Each year, the PHA must submit an unaudited financial submission to REAC for initial assessment as part of the PHAS scoring. On 2/27/2026, Hawkins Ash reached out with the FDS lines along with the data collection form for this unaudited submission. Chris B. reviewed these items and informed Hawkins Ash that they should submit the unaudited submission, which was submitted on 3/3/2026, ahead of the deadline.

At this time, Noelle F. motioned to approve the Hawkins Ash Unaudited Financial Submission and its submission to REAC. Motion seconded by Mark P.

Voice vote was as follows:

Cindy P.: Aye
Noelle F.: Aye
Mark P.: Aye

7. Invitation for Bids – Lawn Care Services 4/1/2026 – 3/31/2029. The PHA’s agreement with JLKelley, LLC. expires on 3/31/2026. As a result of that, Chris B. placed an IFB to obtain quotes from interested vendors for lawn care services for the next 3 years. The advertisement began 2/11/2026, with all bids due in no later than 3/16/2026. The last agreement for lawn care services was \$28,800.00 per year. Ultimately, 3 bids were received for the lawn care services contract and were discussed further at the meeting.

At this time, Noelle F. motioned to accept the low bid from Baker Mowing for lawn care services 4/1/2026 – 3/31/2029. Motion seconded by Mark P.

Voice vote was as follows:

Cindy P.: Aye
Noelle F.: Aye
Mark P.: Aye

New Business

1. AHRMA Work Comp Audit FY 2025. Each year, AHRMA requests payroll information from the PHA for the previous fiscal year to determine if provided workers compensation coverages were appropriate. AHRMA requested the FY 2025 information on 2/10/2026, which was returned to them on 2/19/2026, well ahead of the

deadline. As per usual, if AHRMA deems the coverages were low they will issue a bill for the difference, if too much they will issue a check for the difference.

2. Hawkins Ash PILOT Calculation. Each year, as part of their end of year financial reports, Hawkins Ash supplies the PHA with a PILOT calculation. For FY 2025, the figure is \$24,150.37. In subsidy calculation each year, the PILOT is included in the funding as a reimbursement. The PHA has already remitted the PILOT payment to Pike County and supplied the breakout for their use.

At this time, Noelle F. motioned to approve the Hawkins Ash PILOT Calculation for FY 2025. Motion was seconded by Mark P.


Voice vote was as follows:

Cindy P.: Aye
Noelle F.: Aye
Mark P.: Aye


At 4:59 p.m., there were no further topics for discussion and so it was called for a motion to adjourn. At this time, Noelle F. motioned to adjourn the Board Meeting. Motion seconded by Mark P.

Voice votes as follows:

Mark P.: Aye
Noelle F.: Aye
Cindy P.: Aye



Chris Bruns
Executive Director / Secretary
Pike County Housing Authority
4/16/2026



Cindy Prentice
Board Chair
Pike County Housing Authority
4/16/2026