

Columbia City Housing Authority Meeting Minutes

August 17, 2021

The Columbia City Housing Authority met in regular session at City Hall. The meeting was called to order by Chairman Bryan Graham.

Members Roll Call:

Bryan Graham--Present
Matt Curry--Present
Jennifer O'Conner--Present
Lauren South—Absent
Latricia Banuelos—Present
Phyllis Gates--Absent
Joyce Linder—Absent

Also Present: Chip Hill & Mayor Ryan Daniel

Minutes

The minutes of the July meeting were reviewed, and Bryan Graham made a motion to approve, Matt Curry seconded, motion carried.

New Applications

No new applications were presented but possible upcoming application for Leann Faiser in the works.

Open Issues:

1 – Current HOA recipient Fran Kuehner has been posting pictures on social media in a new home but still has a balance on the home she borrowed against. Did she sell? Are her payments current? Chip will investigate this and report back at the next meeting.

2 – Van Buren Home: Sale price = \$140,000 with HOA agreeing to pay the closing costs. Closing date scheduled for 08/31/21 @ 4:00pm. Depending on final closing costs the HOA will make about \$6000 to put into next home project. Matt C has sent Bryan G forms to send to Marsha to approve so Matt can sign deed and closing paperwork on house. Bryan G made a motion to allow Matt C to sign on behalf of HOA on this home and future homes, Jennifer O seconded, motion carried. Appraisal came back and is good. The inspection report is complete and shows some needed repairs the buyers have asked to be completed (see inspection report), the buyers have gotten a quote from Bone Dry Roof Repairs for the roof for \$700 which HOA will pay as part of closing. The contractor will be responsible for the rest of the inspection repairs. Mayor Ryan Daniel has asked HOA to mow one last time. At closing HOA will ask buyers to come to next meeting for photos.

3 – Landlord Registration: Jennifer O. suggested we address the landlords more gently with a letter suggesting we want to help them with their rental properties. Offer ourselves as a resource so they would be more receptive of the registration. HOA discussed the possibility of getting a list of all the landlords for our area. Mayor Ryan Daniel had some questions: 1 – what are HOA’s plans for the registration fee? 2 – Will the HOA create the ordinance for this? If so, they will need the help of Marsha to help write. After a brief discussion, Bryan G. wants to set a goal to invite Marsha to the September meeting to discuss the ordinance and the city commissioner’s to the October meeting to explain the program. Everyone in agreeance. Further discussion tabled until the next meeting.

4 – New Ideas:

- New Contractors – Bryan G. has suggested we have a list of HOA specific rehab contractors who would work for a reduced profit or donate some of their labor in exchange for free advertising on the project. After a brief discussion everyone is on board with the idea, the discussion will continue, and everyone was encouraged to bring name suggestions of contractors they know who might be interested in participating. Matt asked if there is a possible tax incentive if they participate? Bryan will investigate this option.
- Jennifer has suggested HOA have a plan in place when it comes to approaching people who have houses that would possibly fit as a rehab house. Discussion to continue.
- Jennifer O. also brought up the possible rehab house she discussed at the last meeting. #1 Eagle Court. The house is in a trust and the occupant is due to be moved out soon. Jennifer is going to talk to his sister-in-law to see who manages the trust and find out what their plans are for the house.
- Mayor Ryan D. suggested the HOA look into the local foreclosure list statue. Houses that do not sell could possibly be turned over to the HOA to rehab and sell. He suggested HOA get with Marsha for the specific details and to clarify the statue to see if this is even a possibility.
- Bryan G. wants to get Jim Wagner, the new owners, and the newspaper to the next meeting for pictures and an article to promote the sale of the first rehab home and to advertise the HOA. He would also like to get a picture with the new owners in front of the house after closing with the housewarming gift from HOA (porch swing), Marsha O. has also offered to make a gift basket as well.

The meeting was adjourned at 6:00 PM by Chairman Bryan.

Latricia Banuelos

Secretary CCHOA