

## **Columbia City Housing Authority Meeting Minutes**

### **July 20, 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:**

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

**Also Present:** Chip Hill

#### **Minutes**

The minutes of the June meeting were reviewed and approved.

#### **New Applications**

No new applications were presented or discussed.

#### **Open Issues:**

1 – Application Approvals: What if a bid comes in higher than asking price? What if a lower bid is the better choice for the house? How do we choose the best offer for the house? Jennifer, Phyllis, Latricia and Matt all agree the focus should be what we are doing for the community of Columbia City, and we should stay within the guidelines we decided on. All offers will be discussed as a group.

Matt also brought up the question, how do we respond if we are asked to pay closing costs? Due to the goals of this committee, it is decided that the HOA shall not pay closing cost unless the selling price is increased, and the cost can be rolled into the mortgage.

2 – Van Buren Home: Bryan showed all the video made to advertise the sale of the house on social media. It is only a 30 second video and he asks everyone to share the post after he officially posts the house this evening. The sign will also go into the yard tonight and Matt will be accepting all phone calls regarding questions and offers.

3 – Landlord Registration: Discussion continues whether the HOA should start this program. It would require every landlord to pay \$5 for every house they own that they rent out as a yearly fee. It was discussed to ask the building inspector to be involved when properties need attention. Will they assist us in forcing landlords to keep their properties in a well-maintained condition? Possibly even eventually

work with code enforcement to help keep houses up to code. Bryan discussed this with the mayor, and he feels this may cause some issues. The long-term goal is to benefit and beautify the city. It can also provide a list of all landlords to assist people who may be looking for a place to rent. Bryan asked everyone to read the link on the website and the handout he provided to learn more about the program being used in other cities. Jennifer and Bryan will meet and come up with a bullet point on guidelines that potentially our HOA would want to use.

#### 4 – New Ideas:

- Matt still wants to investigate the Hooper House. Can this be our next project?
- Bryan asked everyone to keep eyes out when visiting other cities to gain new ideas and thoughts on what other HOA committees are doing that we could do as well.
- Matt made a motion that if we sell the house and have revenue by September 1<sup>st</sup> Friday that we have a table and offer a raffle for a \$1000 home improvement give-a-way. This can get people to table to learn more about what we do and how we can help in the community. We can have a brochure made about who we are and what we do to hand out. We can have promotional item to give away that has our information on it. The winner could wait until spring to use. If we have a huge turnout, we can extend to a special Facebook edition and extend the drawing until December. Jennifer suggested we not limit ourselves to only 1<sup>st</sup> Friday. Other options suggested were the Business Expo, Football games and other public events. All agree, Latricia seconded motion, Motion carried.
- Jennifer has noticed a couple older run-down homes for sale by owner homes and suggested maybe the HOA could approach and let them know who we are and see if they would want to make a deal to help the community. Discussion will continue at next meeting.
- Bryan made a motion for our meetings to go live. He is going to talk to the mayor about starting next month. After a brief discussion, motion tabled until next month.

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

Latricia Banuelos

Secretary CCHOA