

Columbia City Housing Authority Meeting Minutes September 21, 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--Present
Joyce Linder—Absent

Also Present: Chip Hill

Minutes

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

New Applications

Leann Faiser: Bryan asked if everyone read the application he sent and if anyone had any questions. It was noted that her quote from contractor is for more than the \$5000 max HOA can loan and she will be informed she is responsible for the difference. Matt C made a motion to approve the loan for the full \$5000, Jennifer O seconded, motion carried.

Open Issues:

1 – Current HOA recipient Fran Kuehner update: She is in fact, not living in her home @ 111 West North Street, but her children are. She is current on her payments but is she in breach of her contract? Bryan will get copy of her contract. Discussion tabled and will continue at next meeting.

2 – Van Buren Home: Matt opened a discussion on offering a rehab benefit perk to the new owners of \$2000 for landscape since the donated landscape company didn't follow through. Bryan wanted everyone to give their opinion and thoughts. After everyone spoke and a brief discussion it was suggested we offer a gift card from Ace Hardware in the amount to be determined for the purchase of a small yard power tool or plants/mulch. Jennifer O. made a motion to move forward with the gift card, Phyllis G. seconded, motion carried.

- The new homeowners and their realtor, Jennifer Duff joined the meeting at 5:30 for pictures. They were asked to write a short letter about their experience with the HOA during their home buying process.

- Bryan would like a press release written about the first sale of a HOA rehab house sent to the paper along with the picture taken tonight with the new homeowners to help promote the HOA.

3 – Landlord Registration: Talks will continue at next meeting, keep ideas coming.

4 - New Contractor Recruitment – Talks will continue but keep an eye out for possible new ones. Bryan suggested we develop a contractor agreement.

5 – New Ideas/Discussion:

- Phyllis announced her resignation and that tonight is her last board meeting. After many years on the board, she feels it is her time to step down and let someone new come to the board.
- House on 104 N Whitley is in foreclosure process, owner has filed bankruptcy. House could be a potential next rehab project. Bryan will do some research and see if he can locate bank who is holding the mortgage.

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

Latricia Banuelos

Secretary CCHOA