

GARNETT HOUSING AUTHORITY

Garnett Housing Authority Board Meeting June 12, 2023, Garnett Housing Office @ 7pm.

CALL TO ORDER: Steve Spring 7:08pm.

BOARD MEMBERS PRESENT: Steve Spring, Butch Rocker, Betts Abraham, Mike Burns, Casey Smith. Angela Cowan Executive Assistant, also attended the meeting.

ABSENT: Karlyn Hulett Housing Director.

APPROVE MEETING MINUTES OF May 8, 2023. Motion to approve the minutes of May 08, 2023 by Casey Smith. Seconded by Mike Burns. All in favor (5-0) Opposed (0) Motion carried

MOTION TO PAY THE BILLS by Butch Rocker. Seconded by Betts Abraham. All in favor (5-0) Opposed (0) Motion carried

Guests present were the following tenants of Parkside Place 1: Patsy Collins, Roberta James, Joe Giardino, Leroy StandingCloud, James Kerr and Nancy McGee.

Patsy Collins stated she would like the board members to go see the bush that she was written up for. She mentioned that she didn't understand how she was breaking the rules or how to correct it. Steve Spring explained she was given a 14/30 day notice of lease violation. If she stopped the behavior then she has already corrected the problem. Patsy then mentioned that she is afraid of Kathy Jo Kraus, another tenant that lives in Parkside Place 1. She feels that she is verbally threatening her.

Roberta James stated that when she first moved in to Parkside Place she was a smoker. She felt that she was written up and evicted for a mistake. She recently had received bad news and then proceeded to smoke in her apartment. Roberta feels that it isn't fair with all the other things that go on in the building that she lives in that she is being evicted. Casey Smith asked Roberta if she remembered when here first two write ups were. Roberta stated April of this year. Casey asked Roberta where she has to go to smoke. Roberta stated she has to get in her car and go up to the street or walk down to the rail trail. Mike asked if she was capable of walking that far and Roberta stated not always. Steve stated that when he spoke with Roberta previously on the phone that she was not honest with him. Roberta agreed that she was not. Steve stated that this was her 3rd occurrence. The board had put in a 6 month moratorium before the tobacco free grounds went into effect. Butch Rocker stated that the next step for Roberta is to plead her case with the court. Legal proceedings have already been started with Terry Solander, The City Attorney.

Joe Giardino stated he feels things are one sided here. Steve Spring asked for him to explain what he meant. Joe stated things are not the same for everyone. Tenants are wanting to come to the meetings but they are afraid of retaliation. He commented they live in fear. He also

mentioned the tenants need to be informed on when the meetings are held. Joe Giardino stated he has been here since 2015 and that tonight was the first time he has seen the board members. Joe mentioned he wants the board members to come to the buildings to see the tenants. When the board members only come to the monthly meetings they only hear one voice which is Karlyn's. Joe asked to have a copy Parkside Place house rules.

Leroy standingCloud stated that since moving here, he has had to quit several things his culture does being Native American. Steve stated that this is not a Karlyn thing. This is about the rules and them not being followed. Mike stated that the tenants are always welcome to attend the meetings. Mike explained to try to focus on what they are doing themselves and not so much on their neighbors. He stated that Karlyn has a difficult job of telling people things they don't want to hear. There are rules for a reason. Mike stated he is encouraging all the board members to have a site visit. He mentioned to the tenants that were present to be respectful and give them their time when they do this. Mike stated they don't make the HUD rules but we do have to follow them and the tenants do too. He commented to remember there are consequences to everything that they do. Mike also shared that they are looking at doing a survey. They feel they need to hear from the tenants a little bit more. Betts Abraham stated that the tenants are always welcome to come to the board members.

James Kerr asked about the bench that used to be outside on the west end of the building for the tenants to sit on. He mentioned there needs to be a pet area for the dogs to be able to exercise. James asked about generators for when the power goes out for a long time. Steve stated that was looked into once before and the price for each apartment was way too costly. Steve stated James does live in the city and losing power is going to happen but Garnett Housing Authority is first on the grid list. It is one of the areas they come to first to get it back on. If the tenants have questions on what to do or where to go, they can always call the Housing office so they can get information on what they can do.

REPORT OF THE EXECUTIVE DIRECTOR: Given by Steve Spring

Satisfaction survey was reviewed and discussed. Mike stated the surveys need to be divided by each building. Parkside Place 1, Parkside Place 2, PPN. There needs to be a locked box that tenants can place surveys in at each location. PS1, PS2, PPN Club House.

Motion for Customer satisfaction survey by Mike Burns. Seconded by Casey Smith. All in favor (5-0) Opposed (0) Motion carried.

2024 budget forms are included. Increase from the past is for the following:
Parkside Place 1 is to replace old AC/Heat units. The roof (it is a neoprene roof and needs to be replaced. It is over 18 years old and is developing leaks).
Parkside Place 11 is for old AC/Heat units. The main electrical panel was something that HUD said needed updated as you recall it is an old obsolete unit and the roof we have had have the roofer come several times the last couple of years to do patch work due to storms. It too is over 15 years old.

Park Plaza North is to replace the hot water units in several apartments. A new AC/Heat unit for the office has been split out among all three areas as well as it is over 20 years old and no longer efficient. Most everything else is just a general increase due to rising costs and being proactive instead of reactive.

The all spray was completed of all the apartments and grounds. We also had dandelions and weeds sprayed at PPN courtyard and lawns.

Annual apartment inspections were completed for those that were able to be there on June 8th and 9th. Casey asked if they were able to be completed. Angela stated all but a couple have been.

Karlyn will be registering for the annual Housing Conference August 21st through the 24th. This will be \$365.00 for the conference and \$145 a night for the hotel. Steve stated this is something Karlyn attends each year so that we can keep up to date with all the rules and regulations. All board members agreed she should attend this year.

Current number of vacancies as of June 12, 2023 PS #1 – 8, PS #2 – 5, PPN – 1

Board went into Executive Session for tenant discussion @ 8:10pm for 5 minutes.

Board reconvened @ 8:15pm.

Financials were reviewed and discussed. Motion to table financials to July meeting by Mike Burns. Seconded by Casey Smith. All in favor (5-0) Opposed (0) Motion carried.

MOTION TO ADJOURN @ 8:23pm by Mike Burns. Seconded by Casey Smith. All in favor (5) Opposed (0) Motion carried.

Minutes recorded by Angela Cowan Executive Assistant