

## **GARNETT HOUSING AUTHORITY**

**Garnett Housing Authority Board Meeting May 08, 2023, Garnett Housing Office @ 7pm.**

**CALL TO ORDER:** Betts Abraham at 7:00 PM.

**BOARD MEMBERS PRESENT:** Butch Rocker, Betts Abraham, Mike Burns, Casey Smith, Karlyn Hulett, Housing Director, Angela Cowan Executive Assistant, also attended the meeting.

**ABSENT:** Steve Spring

**APPROVE MEETING MINUTES OF April 10, 2023.** Motion to approve the minutes of April 10, 2023 by Mike Burns. Seconded by Butch Rocker. All in favor (4-0) Opposed (0) Motion carried

**MOTION TO PAY THE BILLS** by Mike burns. Seconded by Casey Smith. All in favor (4-0) Opposed (0) Motion carried

**REPORT OF THE EXECUTIVE DIRECTOR:** Karlyn Hulett

The garden has been tilled and will be used by 3 tenants. 1 from PPN, 1 from PS 1, and 1 from PS 2.

Karlyn stated that the satisfaction survey was drafted and provided by e-mail to each board member prior to the meeting. It was an example straight from the HUD website that was altered to fit each area Park Plaza North and Parkside Place 1 and 2. It was discussed and agreed to combine some of the questions to shorten the length of the survey as well as to be less repetitive. Mike stated he would like to have the tenant feedback separated by each area.

There have been 6 heat pumps and furnaces ordered for PPN. There are several that are in need to be replaced. By ordering now it locked them in at a discounted price. Will be replaced as needed. A hot water heater was replaced on 5/8/23 at PPN.

Budget meetings are being set. Travis and the commissioners have asked for a proposal to be provided for any big ticket items. Our big ticket items are new HVAC for several apartments in PS 1 and 2, as well as heat pumps and hot water heaters in PPN. Parkside 2 needs a new electrical box. It is obsolete and we were told it had to be replaced at our last REAC inspection.

Angela and Karlyn attended a HUD webinar on April 11<sup>th</sup> regarding tenant selection plans. Kansas Housing Conference has been set for August 21-24<sup>th</sup>. It will be in Overland Park this year and Karlyn would like to go. This would entail the hotel and conference.

Parkside Place 1 had antenna issues. It is up and going now. Not sure how long it will last.

Parkside Place 1 re-evals have been completed. New rent amounts go into effect 6/1/23.

Karlyn stated that All in One Pest Control out of lola will be here on May 25, 2023 to spray all the buildings and grounds.

Karlyn will be off on May 19<sup>th</sup> as well as the office will be closed on May 29<sup>th</sup> for Memorial Day.

Karlyn reminded the board members that Angela will be doing the June meeting due to her being out of town.

Current number of vacancies as of May 8, 2023 are PS #1 -- 8, PS #2 -- 4, PPN -- 1

The PPN apartment will be occupied as of July 1, 2023. We are currently working on a couple of applications for Parkside Place 1 & 2.

Board went into Executive Session for tenant discussion @ 7:40pm for 7 minutes.

Board reconvened at 7:40pm.

Financials were reviewed and discussed.

Mike mentioned the Housing study that was completed. There was a brief discussion of the results. Not everyone has had a chance to see them yet. Karlyn stated she was at that meeting and it sounded like it was more for Economic Development than Garnett Housing Authority. We are not a true Housing Authority as some may suspect.

MOTION TO ADJOURN @ 7:58pm by Casey Smith. Seconded by Butch Rocker. All in favor (4-0) Opposed (0) Motion carried

Minutes recorded by Angela Cowan Executive Assistant