

There was an Annual meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, May 7, 2013 at 4:30 p.m. at the John Vandiver Community Center in Coeburn.

Chairman Harrison called the meeting to order and asked for roll call. The following members were present:

Robert Harrison
Fred Pack
John Markham
James Johnson, Sr.
James Cooper
Randy Carter

Absent:

Gail Luntsford
Terry Bates

Randy Carter opened the meeting with prayer which was followed by the Pledge of Allegiance.

Chairman Harrison asked for public comments. There were none.

Chairman Harrison asked if there were any corrections or additions to the minutes of April 16, 2013. Randy Carter made a motion to approve the minutes as received; motion seconded by James Cooper. All members voted aye.

Chairman Harrison asked that the Old Business on the agenda be discussed first. A motion to approve the agenda with the change was made by Randy Carter; seconded by James Johnson, Sr. All members voted aye.

Monty Salyer discussed Circuit Court Eviction. The Authority had to go through a court eviction of a tenant at Old Mill Village. Mr. Salyer passed out photographs of the apartment. The deplorable condition of his apartment is causing health and safety issues for the whole complex. Mr. Litton was supposed to be out of his apartment by April 30th and has chosen not to vacate the apartment. A writ of possession was sent to the Sheriff's office on May 7th. The writ will be assigned to a Deputy and possibly served to the tenant on May 8th. The Deputy will inform the tenant that he will have three days to move out of the apartment. At the end of three days, the locks will be changed. After the locks are changed, the tenant will receive a barr letter. The Authority has been working with this tenant for five years. Mr. Salyer said the cost of repairing the apartment could be \$2,000 to \$3,000 if not more.

Appalachian Towers was discussed. Mr. Salyer passed out photographs regarding the water problem at the Towers. Lane Group hired GeoTech Engineers to do a study on

the water problem at the Appalachian Towers. They discovered the water seepage is in the window wells which are about 8 foot deep which a contractor will need to hand dig another 6 foot to correct the problem. Quesenberry's Construction did some work at the Towers in 1982 and applied epoxy on the walls of the basement which has held up until recently. The main problem is moisture in the electrical room. Mr. Markham asked how much money it would cost to correct the problem and how long it has been going on. Mr. Salyer stated that the Authority has already spent \$4500.00 and the problem has been going on for several years. Hopefully we will have cost estimates by the June board meeting.

Chairman Harrison continued to New Business – Election of Chairman. Monty Salyer asked for nominations for Chairman. John Markham nominated Robert Harrison for chairman; the motion was seconded by Randy Carter. There were no other nominations. All members voted aye.

Chairman Harrison asked for nominations for Vice-Chairman. John Markham nominated Randy Carter; the motion was seconded by Fred Pack. A motion to cease nominations was made by Mr. Johnson and seconded by Mr. Cooper. All members voted aye.

At this time Mr. Salyer introduced Greg Tucker to the Board. Mr. Tucker works for Bostic, Tucker & Company out of Lebanon. Mr. Tucker has been auditing housing authorities for a number of years. The Board received a copy of the Authority's current audit. Greg informed the board what he looks at while performing an audit. All checks must have documentation to verify the payment; all contracts must have proper bid documents; all managers and Section 8 personnel need to be scanning files to the server. Cash money from Laundromats need to have two people collect and count the money. Kathy said that the Authority does not have a set time to collect the Laundromat money. Kathy stated that she, Jack and Rita will come up with a policy. Mr. Tucker said the WCRHA is doing very well. In the last several years the Authority has been a Standard Performer.

Mr. Salyer stated that he would have some policy revisions to bring before the board at the June meeting.

Mr. Tucker asked if the board had any questions or comments. There were none.

Chairman Harrison asked for a motion to adjourn. Randy Carter made the motion to adjourn; seconded by James Cooper. All members voted aye.

Attest

Chairman Robert Harrison