

Roll Call- Meeting called to order- Kristen Bensinger, Ezra Breashears, Evelyn Stafford, Lucky McMahon, all present, Lucky McMahon by phone

Agenda confirmed as is.

Approval of minutes from previous regular board meeting, December 20, 2018

Approval of December minutes, Kristen Bensinger asked if we need to wait and read, AB states it is basically transcribed by Joy Hunnicutt

Ezra Breashears: asks about dental van, Melissa Terry says students need lead time before semester, Keaton Smith invited? He is on school board, same time for their board meetings. Freida Swain? Yes, talk is ongoing.

Melissa Terry: we are trying to reconnect history b/w FHA and PFBH, hope to reconnect history for value and know for our own non-profit process, Hi-way Inn, keep history intact. Want to reconnect story, Melissa Terry was on board and still unsure of history. Kristen Bensinger; went to last PFBH meeting, vision that board has is in with our vision, we are all trying to move forward in synchronicity, AB went to board meetings as well. It is important to understand how we started, where we are, what we can do together? Evelyn Stafford: just read, look good. Kristen Bensinger

Melissa Terry: made motion to accept minutes for December meeting. Lucky McMahon: asks if we had discussion, (call was dropped), Melissa Terry summarized for Lucky McMahon, Melissa Terry made motion to approve minutes, Kristen Bensinger 2nd. All in favor

OLD BUSINESS

Approval of the board meeting minutes from July 26, 2018, September 19, 2018 and November 29, 2018

AB: we have requested Deb Humphry to assist us in transcribing July minutes, forgot Nov, caught up in transcriptions. Melissa Terry: July and Sept meetings were long conversations w/community and we want to have transcripts, so we are transparent to community, without paraphrasing or putting different spin. These were important and we want to do it correctly. Motion to table; Evelyn Stafford makes motion to table A of old bus, Kristen Bensinger 2nd , call roll, all in favor .

Resolution #1127 – Resolution to Issue Request for proposal for Pest Control Services – Bed Bug treatment and monthly pest control.

Discussion of pest control in the past, public comments.

Melissa Terry: ready for motion? Motion to approve 1127, Evelyn Stafford 2nd, call roll, all in favor.

NEW BUSSINESS

Guest Speaker: Hugh Ernst, Public Facilities Board (PFB)

Hugh Ernst, Public Facilities Board shared information about PFB, possible opportunities for partnership, discussion of upcoming review of potential law firms. Left with invitation to have FHA board and staff join Hugh in meeting with City of Fayetteville chief of staff.

FHA Development Report.

Approval of Resolution #1130 - Resolution to use \$25,000 of Morgan Manor Capital Reserves to give a forgivable loan to FHA Development to complete due diligence process.
Discussion about what the money would be used for.

Ezra Breashears: move to supply of \$25000 to FHA Development, Inc. forgivable loan for due diligence. 2nd by Evelyn Stafford, all in favor. 5 min break.

Lost Lucky McMahon: calling back on speaker phone

Kristen Bensinger: can we set next meeting for FHA Development board,

AB: setting meeting as needed, next meeting is site visit, office minute

STAFF REPORT.

Interim Executive Director

Government Shutdown effects on Capital and Operating Fund

Emergency Grant Progress

Staffing changes – all complete

Update on Online Applications

Public Housing Director, Joy Hunnicutt

Vacancy Rate

Pest Control and Bed Bug Month-to-Month

Outstanding Projects

Approval of Resolution #1131 - Resolution to update Segregation of Duties Policy

Approval of September 2018 FHA Programs' Balance Sheets & Income Statements and November 2018 Accounts Payable Summary

Approval of Resolution #1132 - Resolution to Charge off Delinquent Accounts

Approval of Resolution #1133 - Resolution to Void Checks Outstanding for more than 90 days

Approval of Resolution #1134 - Resolution to open Purchasing Card with Arvest Bank

Melissa Terry: motion to bundle administrative obligations #1131-1134 in consent motion; Evelyn Stafford: is there much to talk about with balance sheets? AB: there were new expenses, accrued paid time off, new computers, contract for online application.

Ezra Breashears: 2nd call the vote: all in favor, so moved

Approval of Resolution #1135 - Resolution to move Section 8 Administrative Fees into a separate checking account from HAP (Housing Assistance Payments) rental payments.

AB: recommended what are admin and HAP payments, separate accounts where now they are together. We may need to move some of the reserves once govt opens. Same with PH, Kristen Bensinger: what do you think we hold, AB; 3-4 reserves, looking once a year at moving money to account that makes money. Melissa Terry: motion to approve 1135, Kristen Bensinger 2nd, call role, all in favor.

Approval of Resolution #1136 - Resolution to open an additional CD for Section 8 Administrative Fee Reserve Funds. (executed after government shutdown ends)

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Approval of Resolution #1137 - Resolution to open an additional CD for Public Housing Operating Funds reserves. (executed after government shutdown ends)

1136: additional cd for Sec 8 (as above) Melissa Terry: motion to approve 1136-1137 respectively, Kristen Bensinger: 2nd, call vote, all in favor

PUBLIC COMMENT.

Public comment: our opinions are heard and respected, feels positive and not just annoyance of paid staff; she's been a light to our building, amazing turn around.

Executive Session: FHA Executive Director Position

ADJOURNMENT