



Frisco Housing Authority

9400 3rd. St.
Frisco, TX 75034
Tel. 972-377-3031

Meeting at Frisco Housing Authority Office
Tuesday, February 10th, 2009

Minutes

1. **Call to Order/Roll Call.**

Commissioner Sara Kimmich called meeting to order at 6:19 p.m. Commissioners present: Sara Kimmich, Claudia Wilson, and Gary Garrett.

2. **Discuss and resolve previous minutes.**

Minutes for November 6th 2008 were read & reviewed. Motion to approve the November 6, 2008 minutes was made by Claudia Wilson, 2nd by Gary Garrett. Vote was unanimous. Minutes were approved.

Minutes for September 9th 2008 were read & reviewed. Motion to approve the September 9th, 2008 minutes was made by Claudia Wilson, 2nd by Gary Garrett. Vote was unanimous. Minutes were approved.

3. **Consider and Act on Policy on Violence Against Woman**

Discussion of the PIH Notice of 200642 regarding Violence Against Woman and Justice Department Reauthorization Act 2005 Form HUD-50066 Certification of Domestic Violence, Dating Violence, or Stalking.

This act provides protection to tenants that are victims of domestic violence from being evicted or having their rental assistance terminated due to such acts against them. The law provides that an incident or incidents or actual domestic violence, including dating violence or stalking will not be construed as serious or repeated violations of a lease. Housing Authorities may request that Form 50066 be filled out.

A motion is made by Claudia Wilson that The Frisco Housing Authority adopts the Policy on Violence Against Woman. It is seconded by Gary Garrett. The motion was voted upon and approved unanimously.

4. **Consider and Act on the Approval of the 2009 Frisco Housing Authority Budget**

The 2009 Budget which was discussed at length in the November 6 board meeting needs to be approved and sent to HUD. Budget was reviewed and discussed. Claudia Wilson made a motion to approve the budget. Gary Garrett seconded the motion. The motion was voted upon and approved unanimously.

5. **Administrative Update.**

Financial information has been received for September, October and November 2008 from Urlaub. They were emailed to the board with the agenda for tonight's meeting. Some of you did not receive and I will send them to you again.

I requested the computer software system which was purchased from Urlaub. In looking at it and working with it I find it very outdated and not very user friendly. I do not think it is worth the learning curve. I believe that another system would be better for us.

The office remodel is still in progress and may become an Eagle Scout project. The back has been partly finished for the REAC inspection.

We have been working on the computer system in order to better protect it and back it up. We have added memory and a backup drive. Travis is working on it as well as the Web page. We need Bio information from Gary and Roger. Also, we need a picture of Roger to put on the Web site. I will instruct Travis to add the Frisco Housing Authority logo to the page also.

Danny and I have not been able to find the unpainted area Gary mentioned to me when I first got here. He and Danny will arrange to meet and look at the area.

The vacancy (318b) is leased and we were all proud of the way it looked upon move in. It took a lot of work but it is now in good shape and leased after a long vacant period.

Delinquency is now under control. An actual Eviction Notice instead of the usual warnings seems to work wonders.

We had a holiday party. Not many people came, about 5 families. However it was nice and we will post some of the pictures on the web site.

The Environmental has been approved and we have access to the funds.

The REAC inspection was on January 29th and we have just gotten our "grade" back and I have been told we did very well. We got a 24 out of a possible 30. HUD says we did well. HUD has been very helpful and I may go and visit Ft Worth in the next couple of months. Danny, Sal, and Baltazar all worked very hard on the inspection. The inspection report will give us a chance to address several problem areas. One being stuff lying outside the units. Only outdoor items are allowed outside of the units. We are starting a Preventative Maintenance Program in order to better maintain each unit and not have the mad rush to fix and repair just before an inspection.

Future Plans are many and we need to see just what needs to be done first and where money can be obtained for these plans. I have a Grant Seminar to attend next week for the City of Frisco. I believe we may have a chance to get funds for "hot button" issues such as safety and energy conservation. In discussions with Sal and Danny, I think some of the issues we face are (not necessarily in order of importance) Foundations on the hill (Pecan side), Heat and Air, Window Replacement, Breaker Boxes, &- Floors.

6. **Adjourn.**

Commissioner Kimmich adjourned meeting at 7:20 pm.

Approved: _____

Date: _____

Witness: _____

Date: _____