

Minutes
Teton County Housing Authority
Board of Directors Meeting
February 19, 2009
BCC Chambers, 200 S. Willow Street

Call to order: Chairperson Diana Welch called the meeting to order at 4:35

Roll call on the record: Emily Van Engel, Billi Jennings, Jack Stout, Diana Welch, Patti Patterson, Christine Walker, Shelley Holland and Stacy Stoker

Determination if Quorum is present: Diana Welch determined there was a quorum present.

Adoption of Agenda: Jack Stout moved to adopt the agenda as presented and Patti Patterson seconded it. All in favor, agenda adopted.

Approval of minutes: Patti Patterson moved to approve the January board meeting minutes as presented and Jack Stout seconded, all in favor, January minutes approved.

Review and Acceptance of Financial Statements: After brief discussion, Shelley Holland moved to approve and accept the January financials as presented and Jack Stout seconded it, all in favor, financials approved.

Communications:

- A. **Housing Trust Update:** Not present.
- B. **Habitat for Humanity Update:** Terri Marino was present to provide an update on Habitat. Habitat just received Certificate of Occupancy on the Melody Ranch home, and the family is expected to move in on February 26, 2009. Habitat is one month away from getting Certificate of Occupancy on a second home in Melody. Also, sketch plans are in place on Wilson Park. Terri thanked Christine for her continuing effort to help habitat get more land.

Public Comment: None

Communication from Board Liaisons: Commissioner Schwartz was present; he would like the TCHA Board Chair to call Chairman Phibbs to set up a working lunch.

Directors Report: There was some discussion on the advertisement that ran in the paper regarding our current educational campaign. Great ad, but not so great placement. Thank you to Patti for helping get sponsorship of a few of the ads.

One board member asked about the status of Days Inn? Christine explained they are putting it on hold and re-evaluating in May. They have met with 4 separate businesses to see what the interest is given the economy.

Old Business:

- A. **Wilson Park:** Is still on budget and the lottery schedule is set to start March 11. All the information is now on the website.

- B. **Compliance-Curtis Olson:** Jim Radda deputy county attorney suggested for it to be placed on tonight's agenda to discuss. A Notice of Violation was sent out and responded to very quickly. Mr. Olson is asking for TCHA board to give him an exception to wave the nine month residency requirement of living in his home. There was discussion on Mr. Olson's rights and whether TCHA decides to move forward with a violation hearing.

Mark Sullivan was present to present the case for Mr. Olson.

Mr. Olson spoke and discussed he doesn't want to put anyone through a lot of hassle; he is simply trying to keep his home and would like the board to consider giving him an exception.

Because of the admitted violation by Mr. Sullivan no hearing would need to be held. They simply are asking TCHA Board for an exception request. One board member said they may consider doing it with exceptions of a term as well as removing the sunset clause and up keep and maintenance on the unit. The discussion was tabled for tonight and will be addressed at a future board meeting.

Curtis thanked Stacy for all her help in this situation and pointed out it was much easier to work with the current staff.

New Business:

- A. **Capital Improvements Policy:** Stacy has put together a policy for the board to review so it can be incorporated into the guidelines. There was brief discussion and staff will bring a more refined policy to the next board meeting.

- B. **Financing/Refinancing Policy:** Preliminary discussion of establishing a Financing/Refinancing policy. Our deed restrictions state that borrowers need to go to a qualified lender. Refinancing causes the most problem because at times they can be refinanced for over 100% of the homes value. There was discussion on how we construct our deed restrictions going forward. The board requested staff come back with some recommendations for them to consider.

- C. Deed – Earn 75% of income locally:** Staff was wondering if there should be something added to the deed restrictions stating that a homeowner needs to stay employed and earn their income locally in Teton County. Some members of the board were not quite comfortable with this just yet and would like Christine to go to the Board of County Commissioners to get their opinion and revisit at our next board meeting.
- D. Compliance – Meagan Anderson:** There was brief discussion on Meagan Anderson’s situation and then Patti Patterson moved to send a notice of violation out to Meagan Anderson and Shelley Holland seconded. All in favor, motion passed.
- E. Compliance – Patricia Carr:** There was brief discussion on Patricia Carr’s situation and then Patti Patterson moved to send a notice of violation to Patricia Carr and Jack Stout seconded. All in favor, motion passed.

Items from Staff: There was a reminder of the board retreat 8:30 to 1:30 next Wednesday at the Teton Mountain Lodge.

There was a heads up that there might possibly be an appeal at the next board meeting from an existing home owner.

Executive Session: None

Adjournment: Patti Patterson moved to adjourn at 6:36 p.m. and Jack Stout seconded. All in favor, meeting adjourned.

Respectfully Submitted,

Billi Jennings,
Office Manager