

**WMHA Board of Commissioners  
BOARD MEETING MINUTES  
February 17, 2023**

The Members of the Warren Metropolitan Housing Authority Board of Commissioners met in session for the Regular Meeting at the Warren Metropolitan Housing Authority office building at 9:02 AM, on the 17th day of February 2023.

**REGULAR MEETING**

The Chair, Bob Alexander called the meeting to order. Kamela Jones, HCV Manager, took Roll Call. Also, present were Jacqueline Adkins, Executive Director, Bridgette Mason, Public Housing Manager and Gary Johnson, Facilities Manager. The roll call was taken. The following Commissioners were present:

<b>COMMISSIONER</b>	<b>PRESENT</b>	<b>ABSENT</b>
Bob Alexander, Chair	X	
Larry Dempsey	X	
Matt Fetty	X	
Madelyn Coons		X
Jade Hollon	X	

-No members of the public attended.

**REVIEW AND APPROVAL OF BOARD MINUTES**

The minutes from the Board Meeting held on **January 20, 2023**, were presented, a motion was made by Jade Hollon and Matt Hollon seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey			X
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

## DIRECTOR'S COMMENTS

The Director's comments were presented by Jacqueline Adkins:

- Public Housing had a REAC inspection in both AMPS 20 & 30
- HUD sent notice that HCV would be getting a 10.5% increase in HAP this year
- Final rule published for HOTMA, one part effective 1/1/2023 the rest effective 1/1/2024

## REVIEW OF REPORTS

- The Accounting Report was reviewed by the board for January 2022. There was a total of 63 items with 3 checks to review. Check/item # 43546 in the amount of \$1,585.00 paid to Towne Pest Control was for snow removal (WMHA truck with snowplow was involved in an accident and in the shop getting fixed). Check/item #43542 in the amount of \$5,940.00 paid to SDMC was for repairs to the vandalized unit at 40 S. River Franklin, OH 45005. Check/item #43540 in the amount of \$2,387.34 paid to Roto Rooter was for Main Line blockage at several different locations.
- The Housing Choice Voucher Program report was prepared and reported by Kamela Jones. There were no questions.
- The Public Housing report was prepared and reported by Bridgette Mason. There were no questions.
- The Maintenance report was prepared and reported by Bridgette Mason. The board reviewed the report with no questions.
- The CFP report was prepared and reported by Jacqueline Adkins. There were no questions.
- The Bridges report was prepared by Nina House and reported by Jacqueline Adkins. There were no questions.

## RESOLUTION NO. 5-23

WHEREAS the New Check Signer, Larry Dempsey made a motion to accept, and Jade Hollon seconded.

Upon roll call vote, the "Ayes" and "Nays" were as follows:

COMMISSIONER	AYE	NAY	ABSTAIN
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty			X
Madelyn Coons			
Jade Hollon	X		

**RESOLUTION NO. 7-23**

**WHEREAS** the PH EOY 2022 Write Offs, Jade Hollon made a motion to accept, and Larry Dempsey seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

**RESOLUTION NO. 8-23**

**WHEREAS** the SEMAP Submission 2022, Larry Dempsey made a motion to accept, and Jade Hollon seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

**RESOLUTION NO. 9-23**

**WHEREAS** the Asphalt Met Village, Matt Fetty made a motion to accept, and Larry Dempsey seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

**RESOLUTION NO. 10-23**

**WHEREAS** the Windows Met Village, Jade Hollon made a motion to accept, and Matt Fetty seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

A motion was made to go into Executive Session by Larry Dempsey and Jade Hollon seconded at 9:45 AM.

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

A motion to get out of Executive Session was made by Larry Dempsey and Jade Hollon seconded at 10:05 AM.

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

**ADJOURN**

There being no other business, Larry Dempsey made a motion to adjourn, and Jade Hollon seconded.

Upon roll call vote, the “Ayes” and “Nays” were as follows:

<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Bob Alexander, Chair	X		
Larry Dempsey	X		
Matt Fetty	X		
Madelyn Coons			
Jade Hollon	X		

The meeting adjourned at 10:07 AM.

**NEXT MEETING**

The next regularly scheduled meeting will be March 22, 2023, at 9:00 AM at Warren Metropolitan Housing Authorities office.

Signed:

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Robert Alexander, Chair

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Jacqueline Adkins, Secretary