



**Work Session Meeting Minutes  
November 14<sup>th</sup>, 2018**

A work session of the members of the Executive Board of the East Georgia Housing Authority Partners was called to order at 6:00 p.m. at the Thomson Depot's Board Room located at 111 Railroad Street, Thomson, Georgia. The respective members of the Executive Board of Commissioners were called to order as stipulated under the bylaws. The following Commissioners were present; Jamie Burnett, Lee Ann Meyer, Don Pesek and James Thomas. Also present were Kelly S. Evans, Executive Director, Glenn Hayes, Maintenance Director, Laura Williamson, Finance Manager, and Jodie G. Key, Public Housing Manager.

The meeting was opened by prayer led by Glenn Hayes, Maintenance Director.

Executive Director Kelly S. Evans briefed the board on a letter she received from the General Deputy Assistant Secretary for Public and Indian Housing, Dominique Blom. The gist of the letter was HUD's focus of repositioning public housing by providing Public Housing Authorities with additional flexibilities to preserve affordable housing and set them on a more financially stable path.

Director Evans stated the work session items, which included the 2019 Revenue, 2019 Training & Travel Budget, Employee Certification 2019, 2019 Capital Items Budget, and the 2019 Salary Schedule, were just the first draft and would be amended into a second draft once all items were discussed and changes were recommended by the board.

Director Evans discussed the 2019 Revenue and extrapolated on the amount of reserves, calculated in months, each authority within the consortia would have left once all items were budgeted, with the Harlem Housing Authority having the least at 6 months and the Crawfordville Housing Authority having the most at 45 months. The board considered using the reserves left over by the Crawfordville Housing Authority to bring the down unit located at 303 Thompson Avenue, Crawfordville, GA back online and concluded that it should be considered as a line item on the second draft of the 2019 budget.

Executive Director Kelly S. Evans explained the 2019 Training & Travel Budget. Director Evans explained the importance of Michele Hagerman obtaining her NAHRO Public Housing Manager Certification, as everyone else in Occupancy had done so.

Director Evans touched base on the Employee Certification 2019 and made mention it had never been budgeted before.

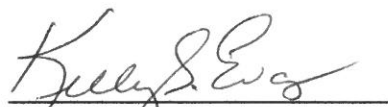
The next item discussed was the 2019 Capital Items Budget. Executive Director, Kelly S. Evans, said it was used in the 5-year plan and a lot of the money budgeted won't get spent. Director Evans explained how small public housing authorities have fungibility and can pull from Capital Fund money as they go along throughout the year. Director Evans explained all items listed on the 2019 capital Items Budget under Administration and went into greater detail with the Security Cameras in Offices item saying she wished to purchase a system that could expand. Director Evans explained all Extraordinary Maintenance and elaborated on the need for a natural gas generator with an electric start for the Thomson Housing Authority's Community Room, upon completion. Director Evans said she wanted to be certain it had an auto kick-on when there's a power outage. Glenn Hayes, Maintenance Director, explained every line item in the Maintenance Department. The items Mr. Hayes were most passionate about were the erosion control issues, as they play such a significant role in USPS (REAC) Inspections required by HUD; HVAC units being installed on Hopgood and Pine Streets in Warrenton, and roofs and exterior doors being replaced at the Crawfordville Housing Authority. Chairperson Meyer asked if duct work was already existing on Hopgood and Pine Streets and Mr. Hayes said it was.

There being no further business before the board, Commissioner Burnett made the motion to go into an Executive Session and Commissioner Pesek seconded the motion. The motion passed unanimously, and the meeting went into an Executive Session at 6:54 p.m.

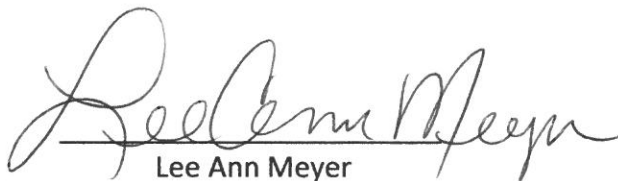
Commissioner Burnett made the motion to adjourn the Executive Session and Commissioner Thomas seconded the motion. The motion passed with no opposition and the Executive Session was adjourned at 7:36 p.m.

There being no further business before the board, Commissioner Burnett made the motion to adjourn the meeting and Commissioner Pesek seconded the motion. The motion passed with no opposition and the meeting was adjourned at 7:37 p.m.

Respectfully Submitted,



Kelly S. Evans, CME  
Executive Director



Lee Ann Meyer  
Chairperson