

**CATSKILL HOUSING AUTHORITY
BOARD MEETING
NOVEMBER 27, 2024
5:00 P.M.
MINUTES**

PRESENT:

Patrick Hernandez
Clark McKinnon
Samuel Aldi
Megan Zahn

Timothy Mattice, Interim Executive Director

ABSENT:

CALL TO ORDER:

Patrick Hernandez: Roll call taken for Wednesday, November 27, 2024, quorum met, meeting to proceed.

NEW BUSINESS:

Resolution No. FY24-R21

November 27, 2024

Acceptance of October 30, 2024 Board of Commissioners Meeting Minutes

WHEREAS, the Board of Commissioners has reviewed and accepts the minutes of the October 30, 2024 monthly Board Meeting.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Catskill Housing Authority approves, at this meeting on September 25, 2024, minutes of the October 30, 2024, Board Meeting of the Catskill Housing Authority.

Motion to Accept: Megan Zahn
Second: Samuel Aldi

All in favor. Resolution passed.

Resolution No. FY24-R22

November 27, 2024

Acceptance of October 2024 Vendor Payments

WHEREAS, the Board of Commissioners has reviewed the monthly vendor invoices for payment of the financial obligations of the Catskill Housing Authority,

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Catskill Housing Authority approves the disbursements for October 2024.

Motion to Accept: Clark McKinnon

Second: Megan Zahn

All in favor. Resolution passed.

SECRETARY'S REPORT:

Timothy Mattice went over the Authority's Draft of the 2025 annual budget. We are projected to be running in the net positive for the 2025 Fiscal year. The board will review and vote on the budget at December's monthly board meeting. Next, he went over the financial reports and gave account balances.

Rent Arrears have gone down slightly but we are still at about \$144,000 in arrears. Next month we will be writing off about \$32,000 of that debt due to 2 residents that have been evicted or left. When residents leave the housing authority with debt owed to our authority, they will be placed in the federal Debts owed database and will not be able to get income-based housing until the debt is paid to us first.

We have 21 residents that currently owe approximately \$86,000. These are residents that have agreed to pay us and have repay agreements set in place. Some pay on their agreements, most are not. We have 2 residents that we have sent to our attorney to start the eviction process. These 2 residents owe approximately \$23,000. We are willing to work with each resident if they are able to abide by an agreement that we will set in place through the court.

Rent is based off of household income. If there are income changes – rent will be adjusted accordingly. We have made every attempt to help each and ever resident that has gotten into a back rent situation. Several repay agreements, meetings, etc. have been completed and unfortunately, some residents have failed to comply with the agreement that they signed off on.

The residents have to made aware that if rent hasn't been paid accordingly, it makes it difficult for the authority to pay our bills. HUD monitors our method and process in collecting rent. If we have a large amount of arrears, it will affect our operating subsidy and HUD will reduce our operating funds.

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Megan Zahn asked about a Resident Advisory board being established. Unfortunately, there is no interest in developing one. We have made several attempts to help the residents form a board and there is just no interest in getting involved.

PUBLIC COMMENT:

None.

ANNOUNCEMENT OF COMMISSIONERS:

None.

ADJOURNMENT:

There being no further business, Clark McKinnon made a motion to adjourn.

Megan Zahn seconded the motion.

All in favor to adjourn the meeting. Motion approved.

SEAL