

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION
HELD SEPTEMBER 24, 2012

Directors met at 123 Rico Street, Salinas, CA 93907. The meeting was called to order by Chair Alan Styles at 7:17 p.m. Present: Chair Alan Styles, Vice Chair Elizabeth Williams, and Directors Josh Stewart, Tom Espinoza, Kevin Healy and Andrew Jackson. Also Present HDC Staff: Marilyn Rose, Senior Finance Officer and Ray Helali, Senior Construction Manager. Also in attendance HACM staff: Lynn Santos, Director of Finance. MCHI Staff: John Rose, President. Recorder: Kimmy Nguyen

COMMENTS FROM THE PUBLIC: None

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Regular Board Meeting held August 27, 2012

Upon motion by Director Stewart, seconded by Director Jackson, the Board approved the minutes for the Regular Board Meeting held August 27, 2012. Motion carried with the following vote:

AYES: Styles, Williams, Stewart, Espinoza, Healy, Jackson
NOES: None
ABSENT: None

NEW BUSINESS

- A. Change to Bylaws Relative to Annual Elections and Meeting

Ms. Rose commented that the review of the HDC Bylaws revealed the absence of direction relative to elections of Directors as well as no guidance on annual elections, term of office, or annual meetings. She stated that we are bringing this item for discussion and will bring this matter back next month for action. After a short discussion, the Board felt that we should incorporate the HACM bylaws to the HDC bylaws with the exception that the Chair & Vice-Chair of the Housing Authority should not be the same as the Chair & Vice-Chair of the HDC. The Board further discussed that the Directors term of office should be on an annual basis.

Director Espinoza stated that this is more of a housekeeping issue in terms of getting the Bylaws set and moving forward. Director Healy commented that relative to Director Espinoza’s comment about housekeeping, he suggested that we include the exception and make the annual meeting for the October meeting. The Board concluded that the amended bylaws will be approved at the October meeting and have the elections thereafter.

Information Only.

INFORMATION

- A. Monthly Development Report

Ms. Rose commented that HDC has interviewed and engaged a marketing company named Moxxy Marketing. She stated that they have met both separately and together with HDC & HACM and will be moving forward with that process. Ms. Rose mentioned that HDC will also be sharing a booth at the National NAHRO Conference. She further mentioned that the marketing company has been asked to put together a banner at the conference to represent HDC. Ms. Rose stated that she recently went to the Novogradac Conference. She commented that HDC is well known and well known in certain venues but at the same time we do need to move forward in other venues.

Director Espinoza expressed to Ms. Rose that he doesn’t want HACM & HDC to lose sight of the motto “Together We Are Providing Homes & Building Communities”. To Director Healy’s

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query, Ms. Rose responded that we could set up a date in the near future for Moxxy Marketing to come to one of the Board meetings so the Board could get a better understanding of where they are with everything.

Director Stewart was wondering how we got involved with the Mississippi Housing Authority. Ms. Rose responded that we were approached for consulting. Director Styles commented that we have received several phone calls from other Housing Authorities who use outside contractors for development while HDC is doing their own. Ms. Rose stated that there are a lot of Housing Authorities that do development, but they don't self-develop like HDC does.

B. Property Management Report

The Board had no comments.

DIRECTOR COMMENTS

Director Espinoza thanked Ms. Rose for filling in for Ms. Warren. He is looking forward to the press on Laguna Haciendas.

Director Scott thanked everyone.

Director Healy thanked Ms. Rose.

Director Williams thanked everyone.

Director Stewart commented that he is looking forward for staff to continue doing a great job.


Director Jackson is happy to see Director Scott here. He commented that before he was the only Tenant Director here and now he has someone that he can confide with.

Director Styles commented "Great job" to all.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:48 p.m.

ATTEST:



President/CEO



Chairman

OCTOBER 23, 2012

Date