

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION
HELD AUGUST 26, 2013

Directors met at 123 Rico Street, Salinas, CA 93907. The meeting was called to order by Chair Alan Styles at 7:02 p.m. Present: Directors Alan Styles, Elizabeth Williams, Kevin Healy, Charmaine Scott, Kathy Beuthin and Mary Jo Zenk. Absent: Director Tom Espinoza. Also in attendance HACM staff: Jean Geobel, Executive Director and Lynn Santos, Director of Finance. HDC Staff: Marilyn Rose, Senior Finance Officer and John Shores, Senior Construction Manager. Recorder: Kimmy Nguyen

COMMENTS FROM THE PUBLIC: None

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Regular Board Meeting held July 22, 2013

Upon motion by Director Williams, seconded by Director Healy, the Board approved the minutes for the Regular Board Meeting held July 22, 2013. Motion carried with the following vote:

AYES: Styles, Williams, Healy, Scott, Beuthin, Zenk

NOES: None

ABSENT: Espinoza

INFORMATION:

- A. Planning Report

Ms. Warren commented that Ms. Sahagun is off today and she will be happy to answer any questions. Director Williams and Director Styles commented that they really enjoy reading the newsletters.

- B. Construction Management Report

Mr. Shores reported that everything is on the report. Director Williams commented that she enjoys Mr. Shores report and photos. Mr. Shores commented that Haciendas Phase 2 is moving really fast and they are roofing the first building. To query, Mr. Shores commented that the only challenge to any of the projects is the joint trench installation with Paso Robles. He stated that it started late and will be in a bit of conflict with some framing work but everything will be fine.

- C. Finance Report

Ms. Rose reported that everything is on the report. Director Williams commented that the Finance and Development Committee went over this report really well at the meeting. To Director Zenk's query, Ms. Warren responded that the RFP is ready to go out but will wait a week until Finance is finished with their deadline.

- D. Quarterly Financial Report

Ms. Santos commented that much of the report is the same as what's in HACM's report because HACM reports on all entities. Ms. Santos mentioned that we are still sorting through some of the recording of the Portola Vista transactions which will affect HDC & HACM's

financials in a positive way. She stated that we are working it through with the auditors and that is the one big thing to resolve before filing the unaudited.

E. Property Management Report

Ms. Goebel reported that everything is on the report.

F. Monthly Development Report

Ms. Warren commented that she has nothing to add.

FUTURE AGENDA ITEMS

A. Board Manual

Director Zenk commented that the Board manual is being worked on and are supposed to come back with that as well as a revised mission statement. She stated that the Ad Hoc Personnel Committee will figure out a meeting date to go over all of those items. Director Zenk further mentioned that the Ad Hoc Travel Committee meeting also met.

Director Williams commented that the Travel meeting went really well but it has not been finalized. She mentioned that it will be brought to the Board next month. Director Styles requested that he would like to bring back the Director Community Meeting Policy to the HDC Board.

DIRECTOR COMMENTS

Director Zenk thanked everyone and thanked staff for their quarterly reports.

Director Scott thanked staff for all their hard work and commented that she loved the photos in the report.

Director Beuthin commented that she thinks in this climate of budgetary woes, she is very much encouraged by what she sees with the activities in this organization. She thanked staff.

Director Williams wished Ms. Goebel a happy birthday last week. She further thanked staff for all their hard work.

Director Healy thanked staff for their continued hard work.

Director Styles commented that he feels that staff has handled the issue extremely well regarding the budget issue. He stated that we don't have major issues that a lot of agencies are having but he feels it's because staff has worked so hard and come so far. He thanked Ms. Santos in particular for her hard work and commented that she has done a great job and he is really proud of her. Director Styles further thanked staff for all of their hard work that they've done.

Regarding RAD, Ms. Santos mentioned that the unaudited submission that needs to be filed this week, the balance sheets and income statements for each and every one of the amps has to be provided. She stated that this year, for the income statement, it is interesting that there is a drop down button and you have to answer if it is a RAD project.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:14 p.m.

August 26, 2013

Alan D. Styles
Chairman

ATTEST:

[Signature]
President/CEO

SEPTEMBER 23, 2013
Date

