

Powers Housing Development, Inc.  
Regular Quarterly Board Meeting  
Minutes  
January 8, 2013  
Jack's Fountain and Timberline Inn  
160 Fir Street  
Powers, OR 97466  
12:00p.m.

**Attendance:**

Board Members: Noble Adamek, Chairman; Jackie Anderson, Commissioner; Jeff Allred, Commissioner.

Staff: Ned Beman, Executive Director; Julie Possee, Service Coordinator; Denise Russell, Executive Assistant.

Others: None.

1. Call to Order: The meeting was called to order by Chairman Noble Adamek at 12:00p.m.
2. Establishment of a Quorum: A quorum was established with Chairman Noble Adamek, Commissioner Jackie Anderson and Commissioner Jeff Allred present.
3. Residents and Citizens to be Heard: None.
4. Approval of Minutes: Upon Motion by Commissioner Anderson, (2<sup>nd</sup> by Commissioner Allred), the minutes of the October 9, 2012 Regular Quarterly Board Meeting of the Powers Housing Development, Inc., were approved as submitted. The motion carried unanimously.

**Regular Agenda Items:**

5. Secretary's Report:

A. Financial Report: Executive Director, Ned Beman, reported that the Powers Housing Development, Inc. is doing well. The Financial Statement format has been changed. The report will be in the current format moving forward. Due to the timeframe between the new reporting method and this meeting the report isn't as easy to read as it will be, there are formatting issues that will be cleared up by the next Quarterly Board Meeting.

Chairman Nobel requested an update on the loan refinancing. Executive Director, Ned Beman, stated that the loan application has been submitted, and that we should have information to report to the Board of Commissioners before the next quarterly meeting. It may be a necessary to call a special meeting to discuss the results of the loan.

Commissioner Allred asked if the solar units, which have been installed on the roofs of the buildings, are saving money yet. Julie Possee reported that the average utility bill for the residents is currently at \$10 per month.

B. Operations Report: Executive Director, Ned Beman, reported that there are no vacancies at this time, and that there is a waitlist.

C. Maintenance Report: Nothing to add.

D. Contracts and Projects: The Executive Director reported that he took measurements and pictures of the existing sign. He suggested the new sign should include the PHA's address and make the equal housing symbol on the sign smaller. The Board was in agreement with his suggestions. Ned will proceed with the order of the new sign to include the aforementioned changes.

Julie Possee has requested an office sign to identify where the office is in the PHA development, so that potential clients and vendors are able to find the office easier.

Julie also presented to the Board of Commissioners regarding an important healthcare issue that will affect the residents. The residents have a legitimate concern about local healthcare availability, as the PHA provides housing to low income and disabled individuals that require access to healthcare and the loss of this service in the Powers area would have an adverse impact on those residents. This is an issue that can and does impact the ability of PHA's to find and retain residents. A meeting will be held at Ross Hall on Thursday, January 10, 2013, from 4-6 p.m. regarding the possibility of Waterfall Clinic providing these services in Powers. Julie requested that the Commissioners consider participating in this meeting.

E. Staff/Training: The Executive Director introduced the new Executive Assistant, Denise Russell to the Board.

7. Executive Session: The Board of Commissioners may retire to Executive Session at any time upon the motion of any commissioner, as authorized under ORS 192.660; (a) Employment of Public Officers, Employees and Agents; (b) Discipline of Public Officers and Employees; (e) Real Property Transactions; (h) to Consult with Legal Counsel; or (i) Performance Evaluations of Public Officers and Employee: The Board did not retire to Executive Session.

8. Adjourn: Upon Motion by Chairman Adamek, (2<sup>nd</sup> Commissioner Allred), the meeting was adjourned at 12:20 p.m. The Motion carried unanimously.

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Noble Adamek, Chairman

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Ned Beman, Managing Agent