

North Bend City Housing Authorities  
Regular Board Meeting

M I N U T E S

April 23, 2013  
North Bend City Housing Authorities Main Office  
1700 Monroe St.  
North Bend OR 97459

**Attendance:**

**North Bend Board Members:** Kevin Owens, Chairman; Patty Cook, Vice Chair; Marie Martin, Commissioner; Ron Cleveland, Commissioner. Absent: Holly Tavernier, Commissioner.

**Staff:** Ned Beman, Executive Director; Cheryl Slagle, Deputy Executive Director, and Denise Russell, Executive Assistant.

**Others Present:** None

1. **Call to Order:** The meeting was called to order by Kevin Owens, Chairman at 12:30 p.m.
2. **Establishment of a Quorum:** A quorum for North Bend City Housing Authority was established.
3. **Election of Officers:** Commissioner, Marie Martin (Commissioner, Patty Cook 2<sup>nd</sup>), made a motion to retain the same officers that the Board of Commissioner's has. The motion passed unanimously.
4. **Residents and Citizens to be Heard:** None
5. **Approval of Minutes:** Upon a motion by Commissioner, Marie Martin; (Commissioner, Patty Cook 2<sup>nd</sup>) the minutes from March 26, 2013, of the North Bend City Housing Authority's Regular Meeting were approved. The motion carried unanimously.
6. **Contract of Employment between the North Bend City/Coos-Curry Housing Authorities and Executive Director, Ned Beman-** Commissioner, Marie Martin (Commissioner, Ron Cleveland 2<sup>nd</sup>), made a motion to accept the Contract of Employment for Ned Beman. Chairman, Kevin Owens request that in the future when documents are being amended that tracking changes be used to show the changes to a document. The motion was passed unanimously.

7. **Secretary's Report:**

- A. **Financial Report:** North Bend City Housing Authority is doing well. Ned noted that Hamilton Court was under a little bit and Airport Heights is over budget. Overall, the Housing Authority is still healthy.

The NBC Housing Authority is still above sequestration level and will have to use some Capital Funds for operations, but currently reserves will not have to be used. Chairman Owens wondered if the Federal Government would be taking the reserves back. Ned indicated that they took all of it back last year; therefore, it is not likely that they will take the current reserves. Commissioner Martin requested clarification on the Financial Report presentation specifically about the Year-to-Date Budget. Ned informed the Board that is what is budgeted for the current year.

- B. **Operations Report:** Hamilton Court has one vacancy that should be filled by the end of the week. Airport Heights does not have any vacancies.

Jana and Richard York have moved to a Coos-Curry Housing unit in Port Orford that does not share any common hallways. There are four units in that location. However, the BOLI action is not resolved.

There is another multi-chemical sensitivity case that is starting in Hamilton Court. Ned indicated that he would be sending the information over to the Housing Authority attorneys. Chairman Owens and Vice-Chair Cook wondered if there was any way that the Housing Authority can protect itself in the future from these types of issues. Ned stated that there was nothing that the Housing Authority can do legal to prevent these types of issues. As an Authority, the rights are very limited. The Housing Authority is unable to deny housing to individuals with physical or mental disabilities. Ned is meeting with BOLI about Reasonable Accommodation.

The only way to change ADA is through the judicial system. HARRP is picking up the legal expenses at this point. The overall cost to the Housing Authority is ten percent of the total cost.

Ned will be speaking to contacts in Washington, D.C. regarding this issue.

- C. **Maintenance Report:** None

- D. **Contracts and Projects:** Hamilton Court and the Main Office are out to bid for painting. The Bids will be done by May 2<sup>nd</sup>, 2013 and will go to the Board of Commissioners the end of May, unless a special Board Meeting is needed. Chairman Owens suggested doing the vote by phone instead of calling a special Board Meeting.

- E. **Staff/Training:** None

8. **Informational Items:**

9. **Executive Session:** None

10. **Adjournment:** Upon a motion by Vice-Chair, Patty Cook; (Commissioner, Ron Cleveland 2<sup>nd</sup>), the North Bend City Housing Authority meeting was adjourned at 12:52 p.m.

---

Kevin Owens, Chairman  
North Bend City Housing Authority

ATTEST:

---

Ned Beman, Executive Director