

Powers Housing Development, Inc.  
Regular Quarterly Board Meeting  
Minutes  
July 8, 2014  
Cruiser's Cafe  
470 1<sup>st</sup> Street  
Powers, OR 97466  
12:00p.m.

**Attendance:**

Board Members: Present: Noble Adamek, Chairman, Jackie Anderson, Commissioner and Craig Rector, Commissioner

Absent: None

Staff: Ned Beman, Executive Director; Debbie Kauffman, Multifamily Manager and Denise Russell, Executive Assistant.

Others: None.

1. Call to Order: The meeting was called to order by Chairman Noble Adamek at 12:02 p.m.
2. Establishment of a Quorum: A quorum was established with Chairman Noble Adamek and Commissioner Jackie Anderson.
3. Residents and Citizens to be Heard: None.
4. Approval of Minutes: Upon Motion by Commissioner Anderson (2<sup>nd</sup> by Chairman Adamek), the minutes of the April 8,, 2014 Regular Quarterly Board Meeting of the Powers Housing Development, Inc., were approved as submitted. The motion carried unanimously.
6. New Commissioner for the Board: Craig Rector agreed to join the Board, replacing Jeff Allred that resigned. The motion was made by Commissioner Anderson to accept Craig Rector as a Commissioner for PDI (2<sup>nd</sup> by Chairman Adamek). The motion passed unanimously.

**Regular Agenda Items:**

8. A. Secretary's Report:
  - B. Financial Report: PDI is still making a little bit of a profit. The mortgage payments are being paid ahead to eliminate the balloon payment at the end of the loan. The loan is for fifteen years.
  - C. Operations Report: The complex is 100 percent occupied.
  - D. Maintenance Report: There will be three water heaters being installed next week by DK Plumbing. The water heaters cost approximately \$3000.00. The residents only pay electric on the electricity used in the apartment. The hot water and sewage is paid for by the Authority because they do not have separate meters. The cost for water and sewer is approximately \$100.00 per unit.

The solar panels are working well. Some of the units are seeing \$10.00 per month electric bills.

E. Contracts and Projects:

F. Staff/Training:

9. 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.

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

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Noble Adamek, Chairman

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Ned Beman, Managing Agent