

Presidents Council Meeting
10/28/13

Bring back to your Resident Councils

- **Find out when the best time for the crime prevention class would be**
 - **Vending Survey**

Call to order:

The meeting was called to order at 10:05 by Lisa Lee from Wilson hi-rise.

Introductions:

Hi-Rise representatives and guests introduced themselves. PHA staff in attendance: Mike Winston, Anne Tranvik, Alicia Huckleby, Betsy Christianson, Kim Nguyen, Dave Lang, Keith Draz, Al Hester

Secretary's Report:

Copies of the September minutes were handed out. A motion was made to accept them as amended. Motion carried.

Treasurer's Report:

Jesse Thomas gave the treasurer's report for September.

Total in all accounts at the end of August: \$12,640.93

Budget: Jonathan Murray presented the proposed 2013-2014 budget for questions and discussion.

A question was raised about picnic miscellaneous income. In the past that was income hi-rises sent in for the picnic. That is a placeholder for right now.

Postage was also questioned. The rise in postage costs has not been factored in. (We can use the PHA postage meter and pay them for it quarterly so that isn't a huge issue.)

Hi-rise loans were questioned. There is no interest on those loans and they are only given in circumstances where a hi-rise is in financial trouble.

We have not heard back from the accountant about our tax filing. That needs to be done by December 31st.

Cathy Hicks made a motion to approve the budget. Connie Lydon seconded. Motion carried. The budget will be filed for audit.

Jonathan Murray made a motion to draft a letter to John Gutzman to request the defederalization of PHA funds. Connie Lydon seconded.

Motion carried.

Community Building:

Jesse Thomas gave the report.

The community building newsletter is still being worked on.
The next meeting is Friday, November 1st at 9:30AM.

SHIP Grant:

Alicia Huckleby, Betsy Christianson, and Anne Tranvik gave the report.
They talked about the Allina Health Grant.

Some of the funds have been used to purchase bicycling repair kits and for bicycling activities. It was also used for a community garden at Mt. Airy homes.

Funds from a second Allina grant were used to purchase cooking supplies for classes at the family sites and to purchase picnic tables for Ravoux and McDonough.

SHIP Bridge: There is still \$5000 left to spend on the continuation of activities. The funds must be spent by October 31st.

SHIP 3.0:

Some of the same activities will be continued. They are also looking at new things like child care. It starts on November 1st and runs for two more years. The point of the activities is to help improve health and quality of life.

Lunch and Learn:

After the November Presidents Council meeting there will be a lunch and a presentation about healthy eating.

A question was raised about the healthfulness of CHSP and Wilder meals. (More whole grains and healthier options would be good.)

Requests could be brought to Wilder. SHIP doesn't have much influence over that though.

Bicycling programs:

This summer SHIP worked with NiceRide. There were demos at six different sites. (Pictures from the tour at Seal are available on the PC site.) 42 people participated. Participants got a free one year membership to NiceRide.

Check out the NiceRide program at <https://www.niceridemn.org>.

177 bikes were handed out at McDonough at Mt. Airy through the Free Bikes for Kids program. 300 bikes will be handed out next year.

Maintenance and Maintenance Contracts:

Dave Lang spoke for both Maintenance and Maintenance Contracts.

There will be a public hearing on November 19th at Neill hi-rise from 4 to 5:30PM to discuss the PHA's agency plan. There should be information about this with your rent statement.

Energy audits will be done as part of HUD's Green Physical Need program. Only a small percentage of apartments at each site will be looked at. (15% or so.)

Jonathan Murray asked about use of funding from energy savings. It would be good if the PHA could keep those funds in the future.

Cathy Hicks asked about new refrigerators for Valley. They will likely get them in the next couple years.

Seal will be getting new toilets soon. No start date is known right now.

A reminder was given to call in a work order if you have issues with bolts on your toilet being loose.

Suggestions for improvements can be sent to Dave Lang at dave.lang@stpha.org. You also should email your building manager.

The roof at Dunedin will be replaced soon. The entrance door at Neill will also be replaced soon. There are issues with the entrance doors at Montreal and Ravoux. A question was raised about locking toilet paper holders at Neill. Also about what should be done if there is a mess in the bathroom on the weekend. That is not something for emergency maintenance right now. (Large amounts of bodily fluids in a common area is a different story.) The manager should be notified and a sign put up letting people know not to use that bathroom. Residents should not be cleaning things like that up themselves. The patio door at Exchange does not lock anymore. A question was raised about fecal matter left outside elevators at Cleveland. This should be more of an urgent issue because of possible health risks.

PHA Management Report:

Principal Manager Kim Nguyen gave the report. There has been an increase in notification of people with housekeeping or pest issues. Issues like that should be brought to the building manager. Having bugs is not grounds for eviction. Reports are kept confidential. Health and safety inspections are almost finished. Only Ravoux, Cleveland, Central, and Montreal are left. It was asked if this would really help those that have clutter issues.

Al Hester, Housing Policy Director spoke about new policies. Next RAB meeting will be held on Thursday, November 7th at 2:00PM. That will hopefully be the last meeting for the year. Admission preferences are being discussed. There are issues about what is considered a family unit. Top admission preference will stay with those who are elderly or disabled. People who are between 50-61 are next and then comes students. One proposal is to allow part time students to have the same preference as full time ones. A preference for working households. There is a slight preference for St. Paul residents. Expanding that statewide is being discussed. Jonathan Murray asked about a preference for the metro area. That could be considered. There should not be children living in the hi-rises. There seems to be an issue with that at Mt. Airy right now. The guidelines for hi-rises is no more than two people in a one bedroom apartment.

Safety and Security Report:

Keith Draz, Safety Coordinator spoke. There is a possible drug issue at Exchange. It was asked if it was possible to make the A-Cop officers less obtrusive when they go through buildings. (They do try to be considerate. Sometimes that visibility is a good thing though.) The PHA harassment policy was asked about. There was some recent vandalism at Exchange. When should the yearly crime prevention class be held? We need to know if daytime or evening is better at your hi-rise. OIRs will be moving into former caretaker apartments if they aren't already living there.

Old Business:

MOU feedback:

Proposed changes were discussed.

Copies of the MOU were handed out. There were only several points that needed to be changed.

One of these points involved defining what is community space.

Jonathan has not received any feedback from the hi-rises.

There is one more month to get feedback. Feedback should be sent to Jonathan or Eileen.

Jonathan Murray made a motion to approve a pro bono agreement with Dorsey and Whitney LLP.

This would give us access to a lawyer if we ever needed one.

Connie Lydon seconded.

A policy needs to be drawn up about who would contact this lawyer and for what reasons.

Everything should go through the Executive Board and any contracts should be approved by the Presidents Council as a whole.

We would be responsible for any expenses incurred. There is no hourly fee.

This agreement could be signed just for the MOU and then future legal needs could be discussed at a later time.

Bill Anderson made a motion that we read over the motion at home and make a final decision at a later time. David Owens seconded.

Motion carried.

Budget Call \$20,000 Grant:

Eileen Tittle gave an update on this.

A reminder letter was handed out. There also was a spreadsheet that needs to be filled out.

Spreadsheets should be sent to Eileen when they are completed.

These funds need to be spent by March 31st.

Vendor Fair:

Mary Puente from Front spoke about the vendor fair.

Assessments of all hi-rises have been done.

Remember that you are the vendor's customer and have rights.

A survey was handed out. Surveys need to be returned at the next meeting.

No date has been set for the fair yet. It will be after the 1st of the year.

Donation Letter:

The committee is still working on that. Connie Lydon will be heading it now.

New Business:

Website and email:

A presentation was given about changes to the Presidents Council site. There is now a help desk feature and a knowledge base. You can get to the help desk at <http://www.help.stphapresidentscouncil.org>. The knowledge base is at <http://www.knowledge.stphapresidentscouncil.org>.

The help desk is used for submitting tickets for computer problems. You can also email them to computer@stphapresidentscouncil.org or call them in as you have been.

The knowledge base is used to answer questions you may have. There are sections for the site, Quickbooks, computers, and email.

You can also ask a question if you don't see the one you want there.

Monthly financial reports should be emailed to financial@stphapresidentscouncil.org. They should not be sent to Jesse's personal email.

Minutes should be sent to minutes@stphapresidentscouncil.org.

Demonstration was tabled until next month.

Resident Council Coordinator Notes:

Every hi-rise should have gotten their new computers.

We would like to make a proposal to use the Ross team to do computer clinics at the hi-rises. It could be monthly or bi-monthly.

Vivian Young made a motion to make a proposal to the Ross team for computer clinics. Jonathan Murray seconded.

Jonathan Murray then made an amended motion to draft a proposal for this to submit to the Ross team. Karen Arnold seconded. Motion carried.

Additional signers are needed for the Presidents Council account.

Bill Anderson and Lisa Lee volunteered. Jesse Thomas can also be added as a signer.

Cathy Hicks made a motion to adjourn. Karen Arnold seconded. Motion carried.

Meeting adjourned at 12:35PM

Community Building meeting on November 1st at 9:30AM

RAB meeting on November 7th at 2:00PM

Next meeting: November 25th at 10:00AM

