

Presidents Council Minutes
9/22/14

**Take back to your Resident Councils:
Door system shutoff time change
Changing space use fee (\$25.00 was suggested)**

Call to order

The meeting was called to order at 10:10AM by Mary Puente from Front Hi-Rise. Hi-rise representatives, PHA staff, and guests introduced themselves. Staff in attendance: Alicia Huckleby, Keith Draz, Ann Tranvik, Jon Gutzman, Tim Angrin, Dave Lang, Mike Winston, Mai Moua, Nina Semmelroth, Betsy Christianson

Secretary's report

Copies of the minutes from June 2nd were sent out. There were no changes or additions. Connie Lydon made a motion to accept the minutes as written. Eileen Mackin seconded. Motion carried.

Treasurer's report

Jesse Thomas gave the report. He went over the financial report for July. The August report is still being worked on and will be presented next month.

The proposed budget for this fiscal year will be presented at next month's meeting.

Executive Director

Jon Gutzman spoke.

He reminded us how important what we do is. This is the way our voices are heard at PHA. Our level of resident involvement is fantastic and we should be applauded for that.

Eileen Tittle was thanked and given a round of applause for everything she does.

The PHA board has applied for 13 million in state funding for capital improvements.

The suggestion was made to request more funding for computer equipment in the coming months. We should think of how those funds can be best used. The proposal should be made by the end of February since the new fiscal year for the PHA starts on April 1st.

We aren't required to do this but it is strongly suggested.

PHA Board of Commissioners

Mary Puente gave the report.

Three new hearing officers were added along with four that returned.

Some changes were made to the flat rent amount.

The sale of the vacant land next to Valley hi-rise is still being worked on.

There are no proposals at present.

The 2015 Public Housing operating budget has been revised.

The audit is finally finished.

Information from the Board of Commissioners meeting will be included in each issue of the Community Insider.

Maintenance

Betty Lou Authier introduced new maintenance manager Tim Angrim.

Issues:

The laundry machines at Valley need sanitizing.

It might be a good idea to contact Coinmach about this since they own the machines.

There were also complaints about Coinmach's service. They take a long time responding to issues reported to them.

Seal is still dealing with a roach problem on the first floor. It has been treated multiple times and there are still roaches around. PHA is working with the exterminator on how to treat that issue.

A question was raised about when the laundry machine contract will be up for bid and how we go about getting a different contractor.

There has been vandalism in Iowa's community room. Windows have been smashed. Their carpet also needs cleaning. There also has been vandalism on the exterior doors.

Hamline has been having issues with their elevators breaking down. That will be looked into with the contractor.

A question was raised about why the exterminators don't treat people's whole apartments.

The suggestion was made to leave washers open after finishing a load to avoid mildew and the resultant smell.

Central often has three washers not working. They have more washers than outlets in their laundry room.

Wabasha would like their washers raised.

Edgerton needs their community room furniture cleaned. Seal also needs theirs cleaned (And possibly checked for bugs)

Cleveland has washing machine issues as well.

There isn't enough water in Wilson's washers. People's clothes aren't getting clean. Some people have to wash loads twice.

A change machine was requested. Vendors provide them now but it was suggested that the laundry company provide one since most of the change is used for laundry.

There have been problems when change machines are installed.

The issue of using powdered laundry detergent was brought up. That type of detergent can gunk up the machines. It is also harder to rinse out. The machines we have are not made to handle that type of detergent.

Maintenance Contracts

Dave Lang talked about capital improvements.

A representative from Maintenance Contracts will be coming to October Resident Council meetings.

Capital Improvements is an annual fund to make improvements on the hires.

The annual report will be sent out in October.

There already is a list of things that need to be done. Input is still requested on things that should be added to it.

Window replacement was mentioned. Hamline and Seal have issues with windows. Fogged windows will be replaced there in the future. (Hopefully this year before winter.)

A question was asked about whether the funds were for rehabbing if remodeling. Capital funds are for major building projects.

Community room wallpaper at Central and the blinds at Seal were asked about. Wallpaper replacement will be discussed. Missing blind slats is a work order issue.

An application is being made to Minnesota Housing for additional improvement funds. Possible projects are new boilers at Front, Iowa, and

Wilson, new windows at Valley, Dunedin, and Edgerton, and boilers at several sites.

A reminder was given to call in a work order if you have issues with your apartment's temperature. Also call in a work order if you have water temperature issues.

Safety and Security

Keith Draz spoke.

He passed out business cards to the new council members.

Three buildings are still waiting for squad cars for their OIR's to park outside.

The squad cars are there to serve as a deterrent to criminals.

Door timers and making the shutoff time consistent was discussed. This should be discussed at resident council meetings.

The proposal is to have them shutoff at 10:00pm across the board.

Under the current system there is no way to track who buzzes someone's apartment.

A question was raised about daylight savings time. That would have to be followed up on.

The response to the shutoff time was pretty positive. It seems like it is doing what it is intended to and cutting down problems with people buzzing random apartments late at night.

Putting up signs advising people that they are being watched was mentioned.

A question was raised about election days. Maintenance staff is usually in at the time election workers would arrive so there shouldn't be an issue.

A question was raised about police access at night. It could be risky to residents who report an issue if they have to go down and let the police in.

A-Cop officers have key cards. Other officers might not.

Getting a lock box like there is for the fire department was suggested.

A question was raised about residents who don't know how to call 911. You could show the person what to do without actually making a test call.

Information in multiple languages would be helpful too since there are a lot of residents with limited English or no English.

SHIP Grant

Anne Tranvik and Betsy Christianson spoke.

Mid season garden gatherings were held at Hamline and Ravoux. There will also be gatherings at Mt. Airy and McDonough family sites. There was a harvest celebration gathering at Hamline earlier this month. They were joined by a group of children from the Friends School to harvest vegetables and have fruit parfaits.

There will be training to support the Mt. Airy community garden. This will happen in October as part of the harvest celebration.

The raised garden beds will be coming next spring. Maintenance will deliver them in late March or early April.

A vendor use survey will be distributed in October. At least 20 responses from each hi-rise are requested.

The 30% healthy vending goal starts on October 1st.

There were vendor rep trainings over the summer. There is one this month and there will be another in December.

We are working with the vendors to get a greater variety of healthy items in machines. Subsidizing items is also being discussed.

There were a number of NiceRide bike tours this past summer. There were tours at nine locations and 68 participants overall. There will be tours next year too.

NiceRide is also starting a neighborhoods program. This is for areas where the regular NiceRide program hasn't expanded. 70 additional bikes are being made available in St. Paul and 70 bikes will be available in Minneapolis. Participants borrow a bike for four months and attend community events. Each partner organization receives a bike tool station. My. Airy homes and Roosevelt homes are participating in this.

Several new walking groups have started up. There are groups at Hamline, Cleveland, Montreal, and Mt. Airy.

There are chair yoga classes at Exchange and Iowa hi-rises and tai chi classes at Seal hi-rise and McDonough homes.

PHA management report

Nina Semmelroth gave the report.

2nd quarter recycling checks haven't been sent out yet. They

Will be forthcoming. (Eureka implemented a new reporting system which slowed things down.)

Flat rent changes were mentioned. The new rate went in effect June 1st.

A question was raised about whether there would be a yearly increase from now on. Nina couldn't say anything for certain.

Late rent fees may be changed in the future. That is still in discussion now.

A question was raised about when you find out your new rent rate after your ACO. That usually happens three or four months after that.

Stipends were discussed. If you make more than \$600 a year you need to report that on your taxes. If you make more than \$200 a month it is considered income when figuring your rent.

Training

Ruby Steward spoke.

66% of post training surveys have been received.

13 people requested additional training. Comments were made about the training needing to be more specific and in smaller groups. (4 to 6 people)

Having a six month "pump up" session was suggested.

Dealing with more direct council issues was suggested as was problem solving practice. (How to deal with problems that drop up at council meetings.)

Most people thought the training helped them understand the roles of council and management better.

Training for individual officer positions was requested.

Community Building

Jimmy Mach spoke.

The first community building was earlier this month.

The Community Insider is being worked on. The next issue should be out in early October.

The multicultural "stewpot project" is being worked on. More information will be forthcoming.

Executive Board Election

Ruby Steward handled that.

Election information was handed out.

Currently we are a five member board.

Nominees are Cathy Hicks, Connie Lydon, Mary Peterson, Mary Puente, Lisa Lee, Tommy Houston

Reappointment of Jesse Thomas as treasurer and Melissa Pappas as secretary will be asked for.

Officers and treasurer and secretary were voted in by acclamation. (Lisa Lee will be the

Residents Council Coordinator

Eileen Tittle spoke.

Two packets were given to each hi-rise representative. One is for treasurers and one is for the board.

The first thing discussed is the donation request letter. This will be used going forward when someone from a hi-rise requests donation. Businesses can use this if they want to deduct the donation from their taxes.

Hi-rises can use a letter they already have but it must have the EIN number on it and Eileen's contact information.

The packet for treasurers has information about the HUD rules changes. PHA will be randomly checking books to be sure funds are being used correctly.

There is also information about volunteer recognition reimbursement. Few hi-rises asked for this this year.

Only send copies of receipts when asking for reimbursement. Originals must be kept in the treasurer's book.

A question was raised about what the flower fund can be used for. Those funds can be used for building beautification. Birdseed must come out of the hi-rise fund.

The Presidents Council audit is finally done. Thanks were given to Jesse Thomas for all his hard work on this. Our books are still with Angie Holm from Finance.

We got the report on the Resident Council audits. There were no major findings. Treasurer's books and flash drives have been returned.

Consistency was stressed. We need to continue working on that.

We received \$10,000 to use for training this year.

The Wilder Foundation will be doing a training for officers. It will be held at their office on University and Lexington. Information will be forthcoming.

Space use agreements were mentioned. Changing the fee was brought up. \$10.00 might not be enough. Asking for \$25.00 was suggested. Most events are for people that aren't residents. Also, that would still be a lot less than renting a hall somewhere.

People bringing in concealed alcohol was mentioned. That should be reported to the police and the building manager.

A reminder as given that non residents can't use hi-rise space.

Not refunding the fee if an event was cancelled was mentioned.

Meeting adjourned at 12:10PM

Next meeting: October 27th