



Housing Authority of Queen Anne's County

205 East Water Street, Suite 100, P.O. Box 280
Centreville, MD 21617

Phone: (410)758-8634 Fax: (410)758-8635

Executive Director

Jeremy R. White

www.qacha.org

Board Members

James L. Hynson

James W. Holley

Tonya D. Brown

JoAnne N. Brice

Richard D. Cira

BOARD OF COMMISSIONERS REGULAR MEETING

205 E. Water St. Suite 100

Centreville, MD 21617

AGENDA

APRIL 8, 2019 4:00 p.m.

1. CALL TO ORDER

- Prayer
- Pledge of Allegiance
- Approval of Minutes from previous meeting

2. OLD BUSINESS

- Public Hearing – Waiting List Policy
- Public Hearing – Direct Deposit Policy
- Board of Commissioner Role, Rules, and Responsibilities

3. NEW BUSINESS

- Board Resolution - Mold Remediation
- Board Resolution - Fiscal Year 2020 Budget

4. ADJOURNMENT



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BOARD OF COMMISSIONERS REGULAR MEETING MINUTES

April 8, 2019 4:00 p.m.

Present:

| <u>Board Member</u> | <u>Present</u> | <u>Absent</u> |
|---------------------------------|----------------|---------------|
| Chairman: Hynson, James L. | X | |
| Vice Chairman: Holley, James W. | | X |
| Brown, Tonya D. | X | |
| Brice, JoAnne N. | X | |
| Cira, Richard D. | X | |

1. CALL TO ORDER

- Invocation: Commissioner Brown
- Pledge of Allegiance
- Approval of Minutes from March 11, 2019
 - i. Rick Cira made a motion to approve meeting minutes. Commissioner Brice seconded the motion. Rick Cira, Commissioner Brown, Commissioner Brice, and Commissioner Hynson voted yes to approve the motion. The motion carried.

2. OLD BUSINESS

- Public Hearing – Waiting List Policy
 - i. Several questions and comments were made, but none related to the policy change.
- Public Hearing – Direct Deposit Policy
 - i. Grasonville, MD resident and HCV landlord Belt stated that she loves that her Housing Assistance Payment deposited directly into her bank account.
 - ii. Multiple inquiries were made about how it will impact Terrapin Grove residents.
 - iii. Mr. White stated that the posted policy was for Housing Authority accounts payable and not accounts receivable.
- Board of Commissioner Role, Rules, and Responsibilities
 - i. Commissioner Hynson presented each member of the Board of Commissioner with a copy of “A Handbook for Housing Authority Commissioner”.
 - ii. Mr. White expressed that it could be detrimental to the Housing Authority if Commissioners do not fully understand their roles and responsibilities. He stated that he has sent several attachments and training tools and opportunities with the Board to ensure that each member is fully aware of the rules.
 - iii. Commissioner Brown shared that she has also provided documents to the Board to ensure that each member knows their role, the rules, and their responsibilities.
 - iv. Mr. White highlighted and read aloud several passages including information on County Commissioners not having “direct powers over the authority” and the Executive Director managing day to day operations.



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- v. Rick Cira stated that he believed the Board Members should be more involved and went on to criticize management for mailing late rent letters to residents.
- vi. Mr. White encouraged Rick to read the literature that had been presented and Rick stated that he would not.
- vii. Rick began to ramble on expressing his displeasure with residents receiving late rent letters and stated that he feels that the Housing Authority should not inform those residents that they may be evicted for nonpayment of rent.
- viii. Commissioner Hynson reminded Rick several times that he is out of line and off topic.

3. NEW BUSINESS

- Board Resolution – Mold Remediation
 - i. To consider and act upon this resolution, the Housing Authority of Queen Anne's County will provide the approved plan to the Board of County Commissioners and the County Administrator to engage in a partnership to clear the mold from residential units at the Riverside Estates Community.
 - ii. Commissioner Brice made a motion to approve. Commissioner Brown seconded the motion. Commissioner Hynson, Brice, Brown and Rick Cira voted yes. The motion carried.
- Board Resolution – Fiscal Year 2020 Budget
 - i. Mr. White presented the proposed 2020 Budget.
 - ii. Commissioner Brown made a motion to approve. Commissioner Brice seconded the motion. Commissioner Hynson, Brice, Brown voted yes. Rick voted no. The motion carried.

4. Additional Comments

- Rick Cira stated that he wanted to stay the decision to adopt updated bylaws. He was informed that a vote had been taken and the Board of Commissioner approved the updates and the Executive Director published and implemented them. He was also informed that he could make a motion to open the conversation. Rick made a motion to discuss updates to the bylaws at the next Board Meeting. Commissioner Hynson seconded the motion. Mr. White stated that he would include this on the agenda for the next meeting.

5. ADJOURNMENT

- Commissioner Brice made a motion to adjourn the meeting and Commissioner Brown seconded the motion. Commissioners Brice, Brown, and Hynson voted yes to adjourn and Rick voted no. The motion carried.