

HADCO
Board Meeting Minutes
August 28, 2025

PLACE: HADCO Conference Room

TIME: 1:00 PM

ATTENDEES

Commissioners: Jeff Cooley, Mike Baker and Jerry Griese. Chris Spens and Donna Bosier was absent.
HADCO Leadership: Janeal Kohler and Jamie Ambrosini.

READING & APPROVAL OF MEETING MINUTES

Commissioner Baker motioned to approve May 29, 2025 HADCO Board meeting minutes. Commissioner Griese seconded. No additional discussion. All in favor; motion passed.

REPORT OF THE SECRETARY

The June 2025 operating statements were provided. The public housing program was on track for this time of year. The Section 8 program was projecting being over budget by the end of the calendar year. This was in part to a change in how our voucher groups were being counted in our routine reporting. HADCO has received notice of shortfall from HUD. HADCO does not expect the shortfall to be as large as HUD is expecting and will know more by November if and by how much the projected shortfall will be. HADCO should be eligible for shortfall funds. More discussion will be had on how to cover extra HAP expenses should they occur in November.

Mrs. Kohler reported there was another fire at the Blueridge Apartments on July 4th. A tenant had deliberately started a fire to her own apartment. The fire was extinguished before spreading to other units. The estimated damages is approximately \$10K.

HADCO's comprehensive annual audit is almost complete and has gone smoothly.

Mrs. Kohler reported two of HADCO/DMPM's recent program specific audits had not gone well. A summary of audits was provided from 2018 to current and discussion had on the cause of deficiencies.

One challenge for two of the audits was our electronic files. Oregon Housing regulations do not allow electronic files. There must be physical files kept at the property in case there is management or ownership turnover and to streamline on site audits. Conversations have been had on future audits being virtual and not having to print out the files. Other programs allow paperless audits. Janeal expects two Rural Development audits this year, but the notices haven't been received yet.

Blueridge II received a regulatory warning from HUD based on a recent audit. Mrs. Kohler disputed some of the findings but was not successful due to the timing of her appeal. Management has submitted an action plan that includes monitoring the auditors closer, increasing staff capacity and re-training staff. Other agencies around the State are having difficulties with recent audits as well and conversations have occurred with OHCS over the concerns PHA's are having with the way the audits are being conducted.

PUBLIC COMMENT: None

BILLS, BOARD COMMUNICATIONS AND DISCUSSION ON PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS: Resolution #2178- Approval of Utility Rates effective October 1, 2025. Mrs. Kohler explained the utility rates are reviewed and adjusted annually if they are over 10% from the previous

rate. Commissioner Griese motioned to approve Resolution #2178, Commissioner Baker seconded. No additional discussion. All in favor; motion passed.

ADJOURNED: 1:30 PM