

**Western Pennsylvania Housing Directors Association
Meeting Minutes**

March 22, 2011

**Holiday Inn Indiana PA
1395 Wayne Ave. & Rt. 422
Indiana, PA 15701**

The meeting was called to order by Ms. Sue Straw at 10:00 a.m. and welcomed everyone to the March meeting at the Holiday Inn Indiana PA.

Ms. Straw read a letter from DeWitt Boosel's wife thanking everyone for all of their kind words, support and friendship to DeWitt.

The minutes were read and approved as written. Motion by Ms. Karen Rega, Second by Ms. Rose Smith. The motion was carried with a unanimous vote.

Ms. Dusti Dennis gave the Treasurer's Report in Mr. Hall's absence.

- Reviewed the account balance as of the end of January; there is \$55,520.67 in the PNC account and \$30,327.11 in the CD at Citizens Bank for a total of \$85,847.78.

Ms. Sandy McGuire made a motion to accept the Treasurer's Report, and the second was made by Mr. Perry O'Malley. The motion was carried with a unanimous vote.

Report of Committees:

- Ms. Straw passed out the training calendar for 2011. The Maintenance Workshop will be offered for two sessions so that Authorities have an opportunity to send all of their maintenance staff.
- All trainings will be held at Chestnut Ridge in Blairsville.

The April 26th Meeting will feature Mr. Tom Harkless with UCARE. There will also be a special round table in a separate room for Property Managers facilitated by Mr. Kevin Bartko.

The May 24th Meeting will be held at the Clarion Holiday Inn and will be the Executive Director's Roundtable. Please pass along any suggested topics to Ms. Straw or Mr. Bucklew prior to the meeting if possible.

The officers are working on a revision of the WPHDA By-Laws. Mr. Bucklew recently spoke to over 20 Executive Directors to find someone interested in serving as an officer. Each year it becomes more difficult to fill the vacant officer positions. The revised By-Laws will be distributed to the member and presented for approval at the next Board meeting.

Ms. Straw has received a quote from Wayne Kessler of Kessler/Freedman Corporation to design a WPHDA website. Their one-time cost is \$1,500 for the design. Ms. Julie

Kascal will update the website as needed at her hourly rate. Mr. O'Malley asked how long the contract would be for and if there was a 30 day cancellation clause in the agreement. The comment was also made that Ms. Kascal will need access to the domain. Ms. Lorene Osborn made a motion to sign the contract, and Ms. Sandy McGuire seconded that motion.

Note: Ms. Straw will not sign the contract until discussing the issue of the 30 day Notice.

Ms. Straw introduced the Speaker Mr. Perry O'Malley, Executive Director of the Butler County Housing Authority. Mr. O'Malley presented on "Your Housing Authority as the Developer". Mr. O'Malley manages 54 different programs. He discussed the multiple funding streams he has used to develop these projects and how the housing authority has benefited as the "Developer".

***A copy of Mr. O'Malley's presentation is attached.**

Motion to adjourn the meeting was made by Mr. Carl DeChellis, second by Ms. Rose Smith.

Next Meeting: April 26 at the Clarion Holiday Inn
***Please bring your Property Managers as there will be a Roundtable discussion in a separate room facilitated by Mr. Kevin Bartko**

Respectfully Submitted:

Dusti Dennis
Secretary