

MORTON COUNTY HOUSING AUTHORITY

QUARTERLY MEETING MINUTES

APRIL 26, 2024

The regularly scheduled meeting of the Board of Commissioners of the Morton County Housing Authority was called to order by Tim Duppong, Chairman, on Wednesday, Friday, April 26, 2024, at 2:00 p.m., at the Morton County Housing Authority office in Mandan. In attendance in addition to Tim were Commissioners Woody Barth, Steve Maerschbecker, Tom Peters and Carly Retterath. Also, in attendance was Rick Horn of the Management Firm.

Following a review of the minutes of the meeting of December 13, 2024, Woody made a motion to approve the minutes as previously submitted with Steve seconding. All voted aye. Passed.

The expenditures from December 7, 2023, and April 12, 2024, were reviewed. Tom motioned to accept the expenditures as presented with Carly seconding. All voted aye. Passed.

A discussion was had regarding the HAPs leases, dollars & admin fee earned report handed out by the management firm. As of March, 2024, MCHA was spending \$292,515 on 586 vouchers and we received \$293,270. MCHA voucher account has a cash balance of \$1,340,682, the Development Account has a balance of \$353,792 and the Contract Account balance is \$375,045.

Rick presented to the Board the year-to-date voucher activity for the current fiscal year and prior fiscal years. A discussion regarding the Morton County Housing Authority Voucher Program was had. As of March, 2024 our average HAP payment was \$499.17 vs \$284.39 in November, 2009. As of March 31, 2024, we had 173 applications received YTD, 53 vouchers issued, 36 vouchers utilized with 32 outstanding vouchers and we are currently processing 136 applications. We currently have 32 outstanding vouchers as of 3/31/2024 compared to 45 as of 12/31/2023. The number of applications that are currently being processed is 136 compared to 178 as of 12/31/2023. Our average HAP is \$499.17 compared to \$501.86 at the beginning of the year.

A discussion regarding 2024 Voucher Equity was had. The preliminary HAP Equity balance as of April, 2024, was \$5,985.27 and the preliminary Admin Equity balance of \$1,048,728.40. As of March, 2024 we utilized 592 vouchers.

We have received a notice that HUD has reconciled the 2023 HAP activity. We have not received our 2024 HUD voucher funding yet. We are waiting for the notice from HUD.

We have not received the notice yet of the 2024 administrative fee rates.



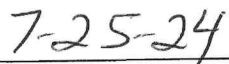
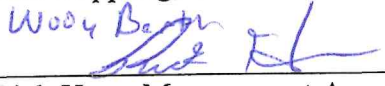
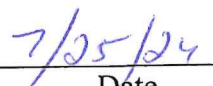
HUD has reviewed the audit report for the Morton County Housing Authority for the fiscal year ending December 31, 2022. The auditor finding relating to segregation of duties and managements' response was reviewed. No other response is required by HUD at this time.

The Morton County Housing Authority's audited financial statements for the year ended December 31, 2023, were presented and reviewed.

Other business discussed was a recognition / retirement gift for Dwight Cook. It was suggested that a donation be made to the Mandan Parks Foundation based on years of service on the housing board. Carly made a motion to donate \$10 per year of service on the housing board with Tom seconding. All voted aye. Passed

Rick also informed the Board that effective June 1, 2024, the fair market rents will be changing back to 110% of the HUD fair market rents instead of 120%.

There being no further business to come before the Board the meeting was duly adjourned.

 _____ Tim Duppong, Chairman	 _____ U. Chazler	 _____ Date
 _____ Rick Horn, Management Agent		 _____ Date