

MORTON COUNTY HOUSING AUTHORITY

QUARTERLY MEETING MINUTES

JULY 24, 2025

The regularly scheduled meeting of the Board of Commissioners of the Morton County Housing Authority was called to order by Tim Duppong, Chairman, on Thursday, July 24, 2025, at 2:00 p.m., at the Morton County Housing Authority office in Mandan. In attendance, in addition to Tim were Commissioners Woody Barth, Tom Peters, Steve Maershbecker and Carly Retterath. Also, in attendance were Rick Horn and Kayla Golke of the Management Firm.

Following a review of the minutes of the meeting of March 26, 2025, Woody made a motion to approve the minutes as previously submitted with Steve seconding. All voted aye. Passed.

The expenditures from March 15, 2025, and July 11, 2025, were reviewed. Tom motioned to accept the expenditures as presented with Steve 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 June 2025, MCHA was spending \$291,892 on 541 vouchers and we received \$297,734. MCHA voucher account has a cash and investment balance of \$1,103,702, the Development Account has a balance of \$376,271 and the Contract Account balance is \$429,352.

Rick presented to the Board the year-to-date voucher activity for the current fiscal year. A discussion regarding the Morton County Housing Authority Voucher Program was had. As of June 2025, our average HAP payment was \$536.92 vs \$273.95 in June 2009. As of June 30, 2025, we had 249 applications received YTD, 67 vouchers issued, 47 vouchers utilized with 30 outstanding vouchers, and we are currently processing 135 applications. We currently have 30 outstanding vouchers as of 6/30/25 compared to 24 as of 12/31/2024. The number of applications that are currently being processed is 135 compared to 129 as of 12/31/2024. Our average HAP is \$536.92 compared to \$518.92 at the beginning of the year.

A discussion regarding 2025 Voucher Equity was had. The HAP Equity balance as of June 2025, was \$15,775.84 and the Admin Equity balance of \$1,120,679.63.

A discussion regarding 2025 HUD Voucher renewal Funding was had. The 2025 HUD voucher funding will be \$3,729,961. The 2024 HUD voucher funding for the 2024 fiscal year was \$3,135,380.

A discussion regarding the Section 8 Management Assessment Program (SEMAP) certification. For the fiscal year ended 12/31/24 the score was 93 % which is an overall performance rating of High.

A discussion regarding a new voucher briefing video that we are using as a part of the voucher briefing. All families will watch the video from Nan McKay as a part of the voucher briefing.

The 12/31/2024 audited financial statements were presented and reviewed.

The Accountant's Report on Agreed Upon Procedures as a part of the electronic submission of the

year end financials to HUD was presented and reviewed. The auditors must review and compare the financial numbers submitted to HUD to the audited financial statements.

A discussion regarding the Mandan Golden Age Club building. The Morton County Council on Aging is attempting to build a new building on the site of the old Sanford Care Center. The current building that the Council is located in is owned by the Mandan Golden Age Club. They are currently looking into the possibility of selling the building and moving along with the Council to the new building.

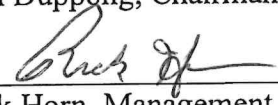
There being no further business to come before the Board the meeting was duly adjourned.



Tim Duppong, Chairman

10 - 14 - 25

Date



Rick Horn, Management Agent

10/14/25

Date