

## WI-CARH BOARD OF DIRECTORS MEETING

Tuesday, May 23, 2023

Wisconsin Management Company and Zoom

President, Russ Kaney called the meeting to order at 1:13 pm. Board members in attendance were Rob Dicke, Russ Endres, Donna Braun, Rebecca Giroux, Brittany Leonard, Duane Tinsley and Executive Assistant Diane Hamm.

**Review and Approve Prior Minutes:** A review of the previous meeting minutes was conducted, and Russ Endres made a motion for approval with Brittany Leonard seconding the motion and the motion carried.

**Old Business:** Nothing to report.

**Board of Directors/Organization Report:** Nothing to report.

**Membership Report:** Diane Hamm reported that we are at 44 members for 2023 down from 49. Catholic Charities Bureau renewed as they had a new director and didn't renew her first year. Members that did not renew are Barbour Property Management (purchased by Allegiant), Clear Lake Housing Authority (renewed with MN CARH), Footville Housing Authority (purchased by Broihahn Management), Sandcrest Apartments (did not respond), Banyan Management Group (managing one RD property and it was sold), and Newcap, Inc. (contact person left company and Russ Kaney will reach out to them).

**Financial/Budget Report:** Brittany Leonard presented the current financial reports. The balance sheet is in a good position with overall funds. Revenue for membership that was sent to CARH is down. RD Lease revenue is on track. Revenue for the conference was not as high. For the financial report, Rob Dicke made a motion for approval with Rebecca Giroux seconding the motion and the motion carried.

The four CDs at BMO are due, and they are receiving very little interest. Three of the CDs are due in May and one of the CDs will be due in November. Brittany has taken care of the three that were up for renewal in May. It was discussed that the CD due in November be terminated early because the penalty is low. Also, Rob made a motion to move \$50,000 out of the checking account and to put it in a CD or a money market with Russ Endres seconding the motion and the motion carried. Brittany will take care of this.

### **COMMITTEE REPORTS:**

**Conference & Training Committee:** The Spring Training was held on April 5 and 6 at the Marriott West in Middleton. The session was conducted by US Housing Consultants and the topic was Conquering Affordable and Fair Housing Compliance. Amanda Lee Gross was the trainer. There were 38 in attendance and the overall event went well. We had four sponsors for this event – Horizon Management Group, Movin' Out, Ramaker Architects and Engineers, and WHEDA. The fall conference is scheduled for November 8 at the Wilderness Territory in Wisconsin Dells. The committee will be getting together on July 18 at 1:00 pm to start the planning process.

**Lease Committee:** Diane Hamm will be reaching out to Kevin Martin to secure his services to do the 2024 lease. Update: Kevin Martin has been contacted and has agreed to update the lease. Russ Kaney will reach out to someone from RD to see about reviewing the lease. In 2023, there were 53 FHA/Stand Alone Software Leases and 10 Paper Leases. There were 37 total member orders and 26 non-member orders for a total of 63 orders. Duane continues to do a great job with getting the lease out to our members in addition to troubleshooting issues they might have.

**Nominating Committee:** Donna Braun, Rebecca Giroux and Duane Tinsley board term comes up in 2023. Donna and Rebecca said they would stay on. Duane will let us know.

**Personnel Committee:** No issues and all is going fine.

**Scholarship Committee:** We have not received any applications for 2023.

**Website Committee:** Diane continues to work with Streamroll on the website which have been going smoothly.

**WHEDA Report:** Tax credit award winners were announced. WHEDA partnered with the Corporation for their Supportive Housing Institute. They will also be doing Tribal Housing. In April, they conducted a three-day developer class. They have housing tax credits, small business credit and single family. The foundation has \$2 million with \$50,000 per project for permanent or transitional housing. WHEDA will have their annual conference this year at the Monona Terrace on November 5 and 6.

**Wisconsin Collaborative:** The conference will be held in Oshkosh on July 19-20. WI-CARH will be a sponsor of the event and Russ Kaney will be attending.

**NEW BUSINESS:**

**Training Session 2024:** Topic, date, and location TBD. Amanda Lee Gross will be contacted regarding her availability.

**Annual Conference 2023:** Will be held at the Wilderness in Wisconsin Dells on November 8, 2023.

**CARH Meeting 2022:** The CARH annual conference is being held June 26-28 in Arlington Virginia.

**Donation to CARH Scholarship:** WI-CARH will be making a \$500 contribution to the James L. Poehlman Scholarship. Russ Endres made a motion for approval with Russ Endres and Donna Braun both seconding the motion and the motion carried.

**Other:** Russ Endres is hosting a grand reopening of Cuba City Apartments and Summit Apartments. Russ Kaney and Russ Endres had a phone conference with Julie Lasso, RD State Director, about concerns. Rob mentioned a rule change on service coordinators, and this could be a potential topic for the fall conference.

**2023 Meeting Dates:**

- |    |                        |                                                     |
|----|------------------------|-----------------------------------------------------|
| a. | Board Meeting          | September 19, 2023, at Wisconsin Management Company |
| b. | 2023 Annual Conference | November 8, 2023, at the Wilderness                 |
| c. | Board Meeting          | November 9, 2023, at the Wilderness                 |

The meeting adjourned at 2:29 pm and Rebecca Giroux made a motion for approval with Duane Tinsley seconding the motion and the motion carried.

Respectfully submitted,  
Russ Endres, Secretary