

THE MINUTES OF A REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF AMERICUS, GEORGIA

The Board of Commissioners of the Housing Authority of the City of Americus, Georgia, held a regular meeting on July 22, 2010, at 12:00 noon, at the office of the Housing Authority, 825 Mayo St., Americus, GA.

Secretary Anderson opened the meeting with a prayer followed by the Pledge of Allegiance.

The Chairman called the meeting to order and those members present and absent were as follows:

Present: Chairman Krenson
 Vice-Chairman Ingle
 Commissioner Latimore
 Commissioner Coleman
 Commissioner Fuse
 Secretary Anderson

Absent: Resident Commissioner Ferguson

Others present: None

The commissioners reviewed the minutes of the June 24, 2010 meeting. After reviewing the minutes, Commissioner Ingle motioned, with Commissioner Latimore seconding, to adopt the minutes as submitted. Upon voting the motion was carried unanimously.

The Chairman called for reports from the Commissioners. Commissioner Latimore commented on the Rucker Street area and the grassing situation. Secretary Anderson advised that due to the severe heat and the young grass that was there, that the stand of grass just could not survive. Secretary Anderson advised that they would be looking at some other corrective actions for the area. There were no other reports given.

The Chairman called for the secretary's reports. The secretary provided the commissioners with the current financial reports. The reports were reviewed by the commissioners. Commissioner Fuse motioned, with Commissioner Latimore seconding, to approve the financial reports as submitted. Upon voting the motion was carried unanimously.

The Chairman called for the discussion of any old business. There was none.

The Chairman called for the discussion of any new business. The secretary presented the commissioners with copies of a proposed Salary Range Matrix which established a step each year instead of every two years. The commissioners reviewed and discussed the new matrix. Commissioner Ingle motioned, with Commissioner Latimore seconding, to approve the new Salary Range Matrix as presented. Upon voting the motion was carried unanimously.

The secretary presented the commissioners with a proposed cost of living increase report. The report contained 4 staff recommendations as follows: (1) 0% Cost of Living to salaries for the next fiscal year, (2) Incentive Pay, based on the annual performance evaluation, of 3% of the budgeted annual base salary for all employees, (3) the elimination of the Seniority Merit Pay program for the next fiscal year, and (4) that these recommendations shall apply only to the fiscal year ending 9/30/2011. After discussing staff recommendations, Commissioner Coleman

motioned, with Commissioner Latimore seconding, to approval all staff recommendations as outlined. Upon voting the motion was carried unanimously.

The secretary presented the commissioners with a copy of a resolution authorizing the execution of a new Declaration of Trust. The secretary explained to the commissioners what the purpose of the Declaration of Trust was and the HUD requirements relating to the Declaration of Trust. After reviewing the resolution and the Declaration of Trust, Commissioner Fuse motioned, with Commissioner Coleman seconding, to adopt the resolution authorizing the execution of the Declaration of Trust. Upon voting the motion was carried unanimously.

The secretary distributed a budget revision for FYE 9/30/2010 and an original budget for FYE 9/30/2011. He advised the commissioners to review the budgets and that at the August meeting the budget would be discussed in detail and a request for approval would be presented. No official action was required or taken.

The secretary advised the commissioners about a piece of property that was deeded to GSW several years ago which had never been recorded. The original deed had been misplaced by GSW and now the secretary was recommending that a new deed be executed, recorded, and forwarded to GSW. The secretary advised that he had discussed this matter with Arthur Clark, the facilities management director, and Mr. Clark advised that the Board of Regents had accepted the property. After discussing several situations concerning the property, Commissioner Ingle motioned, with Commissioner Latimore seconding, to authorize the Chairman and Secretary to execute the deed and have it recorded. Upon voting commissioners Ingle, Latimore, and Coleman voted yes, there were zero no votes, and Commissioner Fuse abstained from voting. The Chairman declared that the motion was approved.

The secretary advised the commissioners of the dates and agenda items for the GAHRA Annual Conference and the SERC-NAHRO Fall conference. He requested that the commissioners advise him as soon as possible if they would like to attend.

There being no further business, and upon motion duly made and seconded, the meeting was adjourned.

I, John C. Anderson, the duly appointed and acting Secretary, do hereby certify that this is a true recording of the minutes of this meeting.

John C. Anderson, Secretary