



Lac du Flambeau

Chippewa
Housing
Authority

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CHA Board of Commissioners
Special Board Meeting Minutes
September 19, 2012

Meeting called to order at 2:30 p.m. Present: Vince St.Germaine (President), Albany Potts, Jr. (Vice-President), Wendy Diver (Secretary/Treasurer), and Elmer Risingsun. Absent: Charles "Gus" Theobald (excused). Others present: Marilyn Miller, Executive Director.

1. Elmer motions to approve the letter dated September 19, 2012 to be made public and sent to CHA tenants notifying them of the Board's action to retract the rent increases and notice; motion second by Albany; motion carried.
2. Elmer motions to authorize expenses for a CPA to meet with the Board for a management review; motion seconded by Albany; motion carried.
3. Elmer motions to approve the \$50 travel stipend advance for the Board's attendance at the NAIHC Board and Tribal Council training hosted by the Bad River Tribe on Tuesday, September 25, 2012; motion second by Albany; motion carried.
4. Albany motions to proceed with the eviction originally scheduled Sep. 14, 2012 that met with interruption by Tribal Chairman Maulson; motion second by Elmer; motion carried.
5. Albany motions to develop Tax Credit Ownership Exit Strategy options and direct CHA advisor to inform the Board and Council; motion second by Elmer; motion carried.
6. Elmer motions to enlist the support of the full Tribal Council and recommends consideration for tribal member loans to stop evictions; motion second by Albany; motion carried.
7. Albany motions to recommend "Executive Session" with CHA Tenant complainants and, if the tenant or former tenant provides waiver of privacy rights, to authorize case file history to be provided to the Tribal Council; and further directs staff (CM/JM) to be present for the meeting; motion seconded by Elmer; motion carried.
8. Albany motions to amend and update the CHA Policy regarding evictions to require notices to be sent to the tenant via USPS Certified Mail at all times and the final notice be provided at least seven (7) days prior to the impending date of eviction; motion second by Elmer; motion carried.
9. Albany motions to amend CHA Policy regarding evictions to require the CHA Compliance officer and/or the Occupancy Specialist to submit a written plan for an eviction to the Executive Director's approval, prior to issuing the final 7-day notice, and also give notice to the LDF Chief of Police; motion second by Elmer; motion carried.
10. Elmer motions to direct the Executive Director to verify comments made by Chairman Maulson regarding a "Forensic Audit"; motion seconded by Albany; motion carried.

5:00 Meeting adjourned.

Respectfully submitted,

Wendy Diver, Treasurer/Secretary
CHA Board of Commissioners

"Providing healthy, safe, and affordable housing."