



**BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING**

**DCSD Conference Room #116, Fort Defiance, AZ and VIA Teleconference**

**Call in number (605) 475-4000 access code: 968910#**

**August 28, 2020**

**9:00 a.m.**

**MINUTES**

**I. CALL TO ORDER; ROLL CALL, INVOCATION; ANNOUNCEMENTS.**

A Regular Meeting of the Board of Commissioners of the Navajo Housing Authority was held on Friday, August 28, 2020. The meeting was called to order by Board of Commissioner Chairwoman, Kerrie L. Begaye at 9:40 a.m. at the DCSD Conference Room #116 in Fort Defiance, AZ and Via Teleconference.

**ROLL CALL:** (*P – Present, L – Late, A – Absent, T – Teleconference*)

Kerrie L. Begaye, Chairwoman, Tenant/Homebuyer Representative (*Present*)

Frankie C. Lee, Vice Chairman, Licensed Professional Engineer Representative (*Present*)

Derrith Watchman-Moore, Secretary/Treasurer, Business Mgmt. Professional Rep.

(*Present*)

All three (3) Commissioners remained in attendance at all times the meeting was in session.

**Invocation:** Frankie Lee, BOC Vice-Chairman

**II. RECOGNIZE GUESTS AND VISITING OFFICIALS**

In Attendance: Kerrie L. Begaye, Derrith Watchman-Moore, Frankie Lee, Martha L. King, Frank Dayish, Jr., Cathy Long, Dwayne Waseta, Terrilynn Cook, Robert Silva, Doreen Yazzie.

Guest who presented: Mr. Calvin Frank Lee, Cornfields Chapter President

VIA Telephone: Calandra Etsitty, John Billison, Raymond K. Nopah, Belinda Roanhorse, Heather Duncan and Arne C. Willetto.

**III. REVIEW AND ADOPT AGENDA**

**MOTION:** Commissioner Frankie Lee motioned to review and adopt the agenda, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

**IV. REVIEW AND ADOPT MINUTES**

1. Minutes of the BOC Regular Meeting – July 31, 2020  
VIA Teleconference

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**MOTION:** Commissioner Frankie Lee motioned to review and adopt the Minutes of the July 31, 2020 BOC Regular Meeting, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

**V. NHA REPORTS**

**MOTION:** Commissioner Frankie Lee motioned to review the reports number 1 through 4, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

1. Executive Report – Frank Dayish, CEO

Commissioners discussed the importance of avoiding recapture of IHBG funds and received updated LOCCS balance. They also discussed the need to get the organizational chart updated and approved, the IHP worked out with RDC, the audit findings addressed, a written response to Council Delegate Kee Allen Begay re: homelessness in Chinle Agency, and a system re: homesite leasing and the provision of housing.

2. Operations Report – Dwayne Waseta, COO

Commissioners discussed the 3x language, the need for internet connection, assistance to Sandstone Chilchinbeto and Kayenta tenants right away and the others in Phase 2 of assistance.

3. Administrative Branch Report – Terrilynn Cook, CAO

Commissioners discussed the need for a final report on the cyberattack, the results of the Incident Command system, the need to focus on IHBG expenditures and save contract management and construction management until November 1, 2020, an update on procurement activity to avoid recapture, the need for an engineer. It also received information on an organizational realignment because NHA is over by 5%.

4. Board of Commissioners – Directives

Commissioners passed Directives FY2020-03 re: contracts management; FY2020-04 re: reconciling nonprogram income cash balances; FY2020-05 re: sole source procurements; FY2020-06 re: construction management; FY2020-07 re: amendments to financial policies; FY2020-08 re: CFO review of draft amendments to Equity Reserve Policy.

**MOTION:** Commissioner Frankie Lee motioned to adopt the reports number 1 through 4, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

**VI. REVIEW & APPROVE RESOLUTIONS**

1. **NHA-4973-2020:** Approving the Navajo Housing Authority Release of Collateral Assignment of Homesite Lease for Participation in Mutual Help Homeownership Program: Nazlini AZ, AZ12-001 (1); Tuba City AZ, AZ12-001 (1); Tuba City AZ, AZ12-174 (1); Huerfano NM, NM15-150 (1).

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4973-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

2. **NHA-4974-2020:** Approving the Navajo Housing Authority Transfer of Its Interest in Homes and Recommending to the Navajo Nation President the Assignment of a Leasehold Interest to Homebuyers of the Mutual Help Homeownership program; Whippoorwill

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AZ, AZ12-130 (2); Greasewood AZ, AZ12-142 (2); Ganado AZ, AZ12-154 (1); Dilcon AZ, AZ12-541 AKA AZ12-154 (1); Greasewood AZ, AZ12-156 (1); Nazlini AZ, AZ12-163 (1); Greasewood AZ, AZ12-166 (2); Coalmine Mesa AZ, AZ12-169 (1); Greasewood AZ, AZ12-170 (1).

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4974-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

3. **NHA-4975-2020:** Approving the Navajo Housing Authority Release of Its Interest of the Home in the Mutual Help Homeownership Program; Ganado AZ, AZ12-196 (1).

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4975-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

4. **NHA-4976-2020:** Approving the Navajo Housing Authority Transfer of Its Interest in Homes and Recommending to the Navajo Nation President the Assignment of a Leasehold Interest to Homebuyers of the Mutual Help Homeownership program; LeChee AZ, AZ12-128 (1); Tuba City AZ, AZ12-140 (1); Ganado AZ, AZ12-154 (1); Dilcon AZ, AZ12-541 AKA AZ12-154 (1); Whitecone AZ, AZ12-165 (3); Greasewood AZ, AZ12-166 (1); Coyote Canyon NM, NM15-97 (1); Rocksprings NM, NM15-98 AKA NM15-981 (1).

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4976-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

5. **NHA-4977-2020:** Approving the Navajo Housing Authority Release of Collateral Assignment of Homesite Lease for Participation in Mutual Help Homeownership Program; Tuba City AZ, AZ12-174 (1); Pinedale NM, NM15-312 (1).

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4977-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

6. **NHA-4978-2020:** Approving the Navajo Housing Authority Release of Collateral Assignment of Residential Lease for Participation in Mutual Help Homeownership Program; Ramah NM, NM15-139 (1); Ramah NM, NM15-313 (1).

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4978-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

7. **NHA-4979-2020:** Approving the Navajo Housing Authority Release of Collateral Assignment of Homesite Lease for Participation in Mutual Help Homeownership Program; Teesto AZ, AZ12-162 (1); Tonalea AZ, AZ12-174 (1), Twin Lakes NM, NM15-136 (1).

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4979-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

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8. **NHA-4980-2020:** Approving the FY2021 Budget Projection of \$32,951,816 (Thirty-Two Million, Nine Hundred Fifty-One Thousand, and Eight Hundred and Sixteen Dollars) and Establishing the Budget Ceiling of Thirty-Four Million, Nine Hundred Twenty-Eight Thousand, Nine Hundred Twenty-Four Dollars (\$34,928,924) for Preparation of the Fiscal Year 2021 Operating and Capital Budgets for the Navajo Housing Authority.

**MOTION:** Commissioner Frankie Lee motioned to review Resolution NHA-4980-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

**MOTION:** Commissioner Frankie Lee motioned to adopt Resolution NHA-4980-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

9. **NHA-4981-2020:** Navajo Housing Authority Lobbying & Advocacy Policy.

**MOTION:** Commissioner Derrith Watchman-Moore motioned to review Resolution NHA-4981-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

**MOTION:** Commissioner Frankie Lee motioned to adopt Resolution NHA-4981-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

10. **NHA-4982-2020:** Releasing the WipFli Report to Navajo Housing Authority.

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4982-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

11. **NHA-4983-2020:** Approving Amendment to Employment Contract of the Navajo Housing Authority Chief Executive Officer.

**MOTION:** Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4983-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

**VII. EXECUTIVE SESSION (For the Good of the Order)**

**MOTION:** Commissioner Frankie Lee motioned to go into executive session at 3: 54 pm, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention

1. Financial Services Branch – Cathy Long, CFO

**MOTION:** Commissioner Frankie Lee motioned to exit executive session at 6:00 pm, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

**MOTION:** Commissioner Frankie Lee motioned to adopt the Financial Services Branch report, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

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**VII. OTHER BUSINESS**

1. RDC Work Session with NHA – August 31, 2020 @ 10:00 am RE: 2021 IHP  
VIA Teleconference
2. BOC Regular Called Meeting – September 25, 2020 @ 9:00 am  
VIA Teleconference
3. Naabik'I'yati' Committee Meeting – TBD  
VIA Teleconference

**IX. BENEDICTION – Frankie Lee, BOC Vice Chairman**

**X. ADJOURNMENT**

**MOTION:** Commissioner Frankie Lee motioned to adjourn the Board of Commissioners Regular Meeting at 6:07 pm, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

**C E R T I F I C A T I O N**

Commissioner Frankie Lee moved that the foregoing minutes of the August 28, 2020 Regular Meeting be adopted and this was seconded by Commissioner Derrith Watchman-Moore.

Same was passed by the following:

AYES: 2 NAYES: 0 ABSTENTIONS: 1

The Secretary, thereupon, declared said motion carried and said minutes of the Regular Meeting held on **August 28, 2020**, was adopted this **25th** day of **September, 2020**.

  
Kerrie L. Begaye, Chairwoman  
NHA BOARD OF COMMISSIONERS

ATTEST:

  
Derrith Watchman-Moore, Secretary/Treasurer  
NHA BOARD OF COMMISSIONERS