



Hooghan—Center of Family Growth, Strength and Beauty
NAVAJO HOUSING AUTHORITY

**BOARD OF COMMISSIONERS
REGULAR CALLED MEETING**

Via <https://global.gotomeeting.com/join/787417381> and/or dial in by phone to
(312) 757-3121 Access Code: 787-417-381

October 31, 2020

9:00 a.m.

MINUTES

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

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

Kerrie L. Begaye, Chairwoman, Tenant/Homebuyer Representative - GoTo

Frankie C. Lee, Vice Chairman, Licensed Professional Engineer Representative - GoTo

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

Teleconference

The Chairwoman, Vice-Chairman, and Secretary-Treasurer were present for the entire meeting.

II. RECOGNIZE GUESTS AND VISITING OFFICIALS

Tom O'Halleran, U.S. Representative

Honorable Rickie Nez, RDC Chairman

Honorable Wilson Stewart, RDC Member

Honorable Mark Freeland, RDC Member

Honorable Otto Tso, 24th Navajo Nation Council

Honorable Herman Daniels, RDC Member

Honorable Nathaniel Brown, 24th Navajo Nation Council

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 Abstention.

IV. REVIEW AND ADOPT MINUTES

- 1. Minutes of the BOC Regular Meeting – September 25, 2020

Via Teleconference

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

There was discussion on the need to accept the CFO's report and the Administrative Assistant made such change.

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MOTION: Commissioner Derrith Watchman-Moore motioned to table the minutes until the handout reflects the change and to add onto the November BOC meeting agenda, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention.

There was discussion as to whether or not the Chairwoman should be voting or abstaining. Legal counsel advised it should be voting not abstaining.

V. NHA REPORTS

MOTION: Commissioner Derrith Watchman-Moore motioned to review the reports, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

1. Tom O'Halleran, U.S. Representative, AZ 1st District
2. Executive Report – Frank Dayish, CEO
3. Operations Report – Dwayne Waseta, COO
4. Administrative Branch Report – Terrilynn Cook, CAO
5. Financial Services Branch – Cathy Long, CFO (**Executive Session**)

MOTION: Commissioner Frankie Lee motioned to accept the Reports with the Board of Commissioners Letter of October 30, 2020 redacted and the CEO Response Letter redacted to be included in the reports, seconded by Derrith Watchman-Moore including the 6-page memo that will be reported in Executive Session. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention.

VI. REVIEW & APPROVE RESOLUTIONS

RECALL Resolution NHA-4986-2020

1. **NHA-4986-2020:** Amending the Board of Commissioners By-Laws

MOTION: Commissioner Derrith Watchman-Moore motioned to Table Resolution NHA-4986-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 1 Abstention.

MOTION: Commissioner Derrith Watchman-Moore motioned to Recall Resolution NHA-4986-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention.

MOTION: Commissioner Frankie Lee motioned to adopt Resolution NHA-4986-2020, seconded by Commissioner Derrith Watchman-Moore with the comment it was reviewed by NHA Legal Counsel and concurred by the CEO. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention.

2. **NHA-4989-2020:** Amending Resolution NHA-4636-2016 to Correct the Homeowners Name on Exhibit "A" as Andrew L. & Janice Yvonne Benally to Andrew L. & Janice Benally Located at NM15-70 AKA NM15-700 #10 in Becenti, NM.

MOTION: Commissioner Derrith Watchman-Moore motioned to review and adopt Resolution NHA-4990-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention.

3. **NHA-4990-2020:** 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,

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AZ12-106 AKA AZ12-602 (1); Whippoorwill AZ, AZ12-130 (1); Tuba City AZ, AZ12-143 (1); Dilcon AZ, AZ12-146 (1); Dilcon AZ, AZ12-154 AKA AZ12-541 (1); Whippoorwill AZ, AZ12-155 (1); Greasewood AZ, AZ12-156 (1); Nazlini AZ, AZ12-163 (1); Whitecone AZ, AZ12-165 (1); Greasewood AZ, AZ12-166 (1); Coalmine Mesa AZ, AZ12-169 (1); Mariano Lake NM, NM15-64 AKA NM15-641 (1); Standing Rock NM, NM15-101 (1); Naschitti NM, NM15-102 (1); Casamero Lake NM, NM15-103 (1); Shiprock NM, NM15-112 (1); Sheepsprings NM, NM15-113 (2); Naschitti NM, NM15-113 AKA NM15-311 (3); Dalton Pass NM, NM15-115 (2); Crownpoint NM, NM15-119 (1); Red Valley (Mitten Rock) NM, NM15-122 (1); Tohajiilee NM, NM15-132 (1).

MOTION: Commissioner Derrith Watchman-Moore motioned to review and adopt Resolution NHA-4990-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention.

4. **NHA-4991-2020:** Approving the Use of Non-Program Income in the Total Amount of Two Hundred Fifty-Five Dollars and 98 Cents (\$255.98) to Cover the Lodging Overage Above the Federal Government Services Administration for an Approved NHA Safety Training Session for NHA Staff, March 8-12, 2020.

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4991-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention.

MOTION: Commissioner Derrith Watchman-Moore motioned to **DISAPPROVE** Resolution NHA-4991-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention. **RESOLUTION FAILED**

5. **NHA-4992-2020:** Approving the Award of a Construction Contract to Yellowman/Evans Construction, LLC a Joint Venture, for the New Home Ownership Scattered Site Development at 16 Locations in Arizona and New Mexico in the Amount Not to Exceed Five Million Seven Hundred Twenty-Five Thousand Eight Hundred Sixty-Seven Dollar and Zero Cents (\$5,725,867.00).

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4992-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention.

MOTION: Commissioner Derrith Watchman-Moore motioned to Adopt Resolution NHA-4992-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

6. **NHA-4993-2020:** Approving the Disposition of Navajo Housing Authority Property With a Book Value of \$2,168.10.

MOTION: Commissioner Derrith Watchman-Moore motioned to review and adopt Resolution NHA-4993-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

7. **NHA-4994-2020:** Approving the Use of Non-Program Income in the Total Amount of Three Hundred Seventy-Five Dollars (\$375.00) to Cover the Deposit for an Approved NHA Realty and Title Department and Land Surveying Department Strategic Session for NHA Staff on September 11-13, 2019.

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MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4994-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention.

MOTION: Commissioner Derrith Watchman-Moore motioned to **DISAPPROVE** Resolution NHA-4994-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstention. **RESOLUTION FAILED**

8. **NHA-4995-2020:** Approving the Award of a Design Build Construction Contract to Souers Construction, Inc. for the Exterior Renovation at AZ12-003 Chinle, Arizona the Guaranteed Maximum Price of Eight Million, Eleven Thousand Dollars (\$8,011,000.00).

MOTION: Commissioner Derrith Watchman-Moore motioned to review Resolution NHA-4995-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Derrith Watchman-Moore motioned to adopt Resolution NHA-4995-2020 with an amendment in adding the number of units in the title of the resolution, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

9. **NHA-4996-2020:** Approving the Fiscal Year 2021 Navajo Nation Indian Housing Plan for the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) Indian Housing Block Grant (IHBG) Funding and Requesting Approval by the Resources and Development Committee of the Navajo Nation Council.

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4996-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Derrith Watchman-Moore motioned to TABLE Resolution NHA-4996-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

10. **NHA-4997-2020:** Releasing the Setanta Report to Navajo Housing Authority.

MOTION: Commissioner Derrith Watchman-Moore motioned to review Resolution NHA-4997-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

There was a presentation on the how the software was evaluated, how the rollout would help all departments including the HMOs, COO, and CFO. There was also discussion of the HMO, Maintenances & Property, and CSD being the end-users. And finally, there was discussion of whether or not the IT departments is currently underfunded.

MOTION: Commissioner Derrith Watchman-Moore motioned to adopt Resolution NHA-4997-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

11. **NHA-4998-2020:** Accepting and Approving the Navajo Housing Authority's WipFli, LLP Corrective Action Plan.

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MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4998-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

There was a presentation on how WipFli came about, how the Navajo Nation wouldn't release the KPMG Audit to the Board, and how WipFli was procured in the event the Navajo Nation ultimately decided not to provide the KPMG Audit to the Board, and why WipFli Audit is very similar to the KPMG Audit.

MOTION: Commissioner Derrith Watchman-Moore motioned to adopt Resolution NHA-4998-2020, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

12. **NHA-4999-2020:** Approving and Replacing Selected NHA Officials and Employees to Serve as Authorized Signatories on Navajo Housing Authority's Bank Accounts.

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4999-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

There was a presentation on why the authorized signatories needed to be updated.

MOTION: Commissioner Frankie Lee motioned to approve Resolution NHA-4999-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

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

MOTION: Commissioner Frankie Lee motioned to go into executive session at 4:03 pm, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to exit executive session at 5:58 pm, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to approve the CFO's report, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

VII. OTHER BUSINESS

1. BOC Regular Called Meeting – November 19, 2020 @ 9:00 am
VIA Teleconference

IX. BENEDICTION

X. ADJOURNMENT

MOTION: Commissioner Frankie Lee motioned to adjourn the Regular Meeting at 6:04 pm, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

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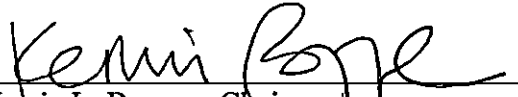
CERTIFICATION

Commissioner Derrith Watchman-Moore moved that the foregoing minutes of the October 31, 2020 Regular Meeting be adopted and this was seconded by Commissioner Frankie Lee.

Same was passed by the following:

AYES: 2 NAYES: 0 ABSTENTIONS: 0

The Secretary, thereupon, declared said motion carried and said minutes of the Regular Meeting held on **October 31, 2020**, was adopted this **19th** day of **December**, 2020.


Kerrie L. Begaye, Chairwoman
NHA BOARD OF COMMISSIONERS

ATTEST:



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