



**BOARD OF COMMISSIONERS
REGULAR CALLED MEETING**

**Development & Construction Services Division
Conference Room #116
Fort Defiance, AZ**

**September 21, 2019
9:00 a.m.**

MINUTES

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

A Regular Called Meeting of the Board of Commissioners of the Navajo Housing Authority was held on Saturday, September 21, 2019. The Meeting was called to order by Board of Commissioner Chairman, Kris Beecher at 9:15 am., at the Development & Construction Services Division Conference Room #116, in Fort Defiance, AZ.

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

- Kris O. Beecher, Chairman, Tenant/Homebuyer Representative
- Derrith Watchman-Moore, Vice Chairwoman, Business Mgmt. Professional Rep.
- Kerrie L. Begaye, Secretary, Tenant/Homebuyer Representative (*GoTo Meeting*)
- Frankie C. Lee, Treasurer, Licensed Professional Engineer Representative (*GoTo Mtg*)

Invocation: Ernest Franklin, Jr.

Announcements:

Dwaseta. We have been notified by HUD that our 2020 IHP is in compliance. October 3, 2019 we will be having the ribbon cutting for the street rehabilitation in Tuba City.

Beecher. For the Record we have our outside Legal Counsel on the phone, Nicole Simmons, thank you for joining us today.

Ms. Simmons. Thank you, Commissioner Beecher.

Beecher. I would like to thank the staff for spending your Saturday with us,

II. RECOGNIZE GUESTS AND VISITING OFFICIALS – no re

III. REVIEW AND ADOPT AGENDA

MOTION: Commissioner Derrith Watchman-Moore motioned to review and adopt the agenda, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

IV. REVIEW AND ADOPT MINUTES

1. Minutes of the BOC Special Called Meeting – August 16, 2019
NHA Central Office Conference Room, Window Rock, AZ

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2. Minutes of the BOC Regular Called Meeting – August 24, 2019
DCSD Conference Room #116, Fort Defiance, AZ

MOTION: Commissioner Frankie Lee motioned to review and adopt the minutes of the August 16, 2019 BOC Special Called Meeting and the Minutes of the August 24, 2019 BOC Regular Called Meeting, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

V. NHA REPORTS

MOTION: Commissioner Frankie Lee motioned to Review the Reports, Seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

1. Chester Carl, District 14 Housing Commission
Dwaseta. Mr. Carl was unable to make it today. He is requesting to be invited to the October meeting.
2. Executive Report – Dwayne Waseta, Interim CEO
3. Operations Report – Ernest Franklin, Jr., Acting COO
4. Administrative Branch Report – Terrilynn Cook, CAO
5. Financial Services Branch – Cathy Long, CFO (**Executive Session**)

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

VI. REVIEW & APPROVE RESOLUTIONS

RECALL Resolution NHA-4922-2019

Tabled on August 24, 2019 Motioned by Commissioner Frankie Lee, Seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstention.

1. **NHA-4922-2019:** Amending the Navajo Housing Authority Equity Reserve Fund Policy.

MOTION to RECALL Resolution NHA-4922-2019.

MOTION: Commissioner Derrith Watchman-Moore motioned to recall Resolution NHA-4922-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Derrith Watchman-Moore motioned to review resolution NHA-4922-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

RESOLUTION FAILED. No motioning party, no second. 0 in Favor, 3 Opposed, 0 Abstentions.

2. **NHA-4931-2019:** Approving Amendments to the Payroll Policy for the Navajo Housing Authority.

Review Resolution NHA-4931-2019:

MOTION: Commissioner Derrith Watchman-Moore motioned to review Resolution NHA-4931-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

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MOTION: Commissioner Derrith Watchman-Moore motioned to adopt Resolution NHA-4931-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

3. **NHA-4932-2019:** Approving the Navajo Housing Authority Board Meeting Policy. **TABLED**

Review Resolution NHA-4932-2019:

MOTION: Commissioner Derrith Watchman-Moore motioned to review Resolution NHA-4932-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Derrith Watchman-Moore motioned to **TABLE** Resolution NHA-4932-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

4. **NHA-4933-2019:** Accepting Malcolm P. Johnson's Report on Audit of the Navajo Housing Authority Basic Financial Statements, Supplemental Information, and Single Audit for the Fiscal Year Ended September 30, 2018.

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4933-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to adopt Resolution NHA-4932-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

5. **NHA-4934-2019:** Approving the Fiscal Year 2020 Operating & Capital Budget of the Navajo Housing Authority in the Total Amount of Thirty-Five Million, One Hundred Fifty-Three Thousand, Seven Hundred Sixty-Seven Dollars (35,153,767), the Use of Non-Program Income for Certain Non-Allowable Activities in the Total Amount of Two Million, Two Hundred Thirty-Nine Thousand, Eight Hundred Forty-Five Dollars (2,239,845), and the Use of Other Sources of Funding in the Total Amount of Four Million, Seven Hundred Thirty-Nine Thousand, Five Hundred Twenty-Six Dollars (4,739,526). **(WITHDRAWN)**

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

MOTION: Commissioner Derrith Watchman-Moore motioned to go into executive session at 2:15 pm, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

Exit Executive Session

MOTION: Commissioner Derrith Watchman-Moore motioned to exit executive session, seconded by Commissioner Frankie Lee. **MOTION Carried** with 0 in Favor, 0 Opposed, 0 Abstentions.

VIII. OTHER BUSINESS

1. BOC Regular Called Meeting – October 26, 2019 @ 9:00 am
DCSD Conf. Room #116, Fort Defiance, AZ

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IX. BENEDICTION – Dwayne Waseta, ICEO

X. ADJOURNMENT

MOTION: Commissioner Derrith Watchman-Moore motioned to adjourn the Regular Called Meeting at 6:00 pm, seconded by Commissioner Franke Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

CERTIFICATION

Commissioner Derrith Watchman-Moore moved that the foregoing minutes of the September 21, 2019 Regular Called Meeting be adopted and this was seconded by Commissioner Kerrie L. Begaye.

Same was passed by the following:

AYES: 3 NAYES: 0 ABSTENTIONS: 0

The Secretary, thereupon, declared said motion carried and said minutes of the Regular Called Meeting held on **September 21, 2019**, was adopted this **26th** day of **October 2019**.



Kris Beecher, Chairperson
NHA BOARD OF COMMISSIONERS

ATTEST: -



Kerrie L. Begaye, Secretary
NHA BOARD OF COMMISSIONERS