



**BOARD OF COMMISSIONERS
REGULAR CALLED MEETING**

VIA Teleconferencing

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

February 20, 2021

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 Saturday, February 20, 2021. The meeting was called to order by Board of Commissioners Chairwoman, Derrith Watchman-Moore at 9:07 a.m. via teleconference.

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

Derrith Watchman-Moore, Chairwoman, Business Mgmt. Professional Rep.

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

Kerrie L. Begaye, Secretary/Treasurer, Tenant/Homebuyer Representative

All Board members present, which constitutes a quorum, all board members were present 100% of the meeting.

Invocation: Frankie Lee, BOC Vice Chairperson

Attendees via teleconference:

Derrith Watchman-Moore, BOC Chairwoman; Frankie Lee, BOC Vice Chairperson, Kerrie L. Begaye, BOC Secretary/Treasurer; Dwayne Waseta, ICEO/COO; Terrilynn Cook, CAO; Raymond Nopah, Interim Project. Manager; Nellie Gilmore, Grants Manager/Acting CFO; Calandra Etsitty, Compliance Manager; Heather Duncan, HMD Director; Arne Willetto, Maintenance. Division Director; Robert Silva, Staff Attorney; Ernest Franklin, Jr., DCSD Director; Larry Tsosie, Fiscal Manager; Doreen L. Yazzie, AE

CFO Cathy Long did not attend this meeting.

No Announcement at this time from the board members and staff. Mr. Waseta is the interim CEO.

II. RECOGNIZE GUESTS AND VISITING OFFICIALS

No

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III. REVIEW AND ADOPT AGENDA

MOTION: Frankie Lee motioned to review and adopt the agenda, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

IV. REVIEW AND ADOPT MINUTES

All previous minutes were sent to us along with the recordings by Ms. Doreen Yazzie, we will have to review and approve at the next BOC meeting.

V. NHA REPORTS

MOTION: Commissioner Kerrie Begaye motioned to review the reports, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

1. Cyber Attack Recommendations/progress/implementation – Terrilynn Cook, CAO Resolution for board approval in March for the CAP regarding the Cyber Attack.

6. e. 1-5 that there be a report on the current status, critical recommendation, board should be given an update.

TC. Item 6 e. Mr. Noble provided us a quick overview, request Mr. Noble to provide a report this week, the dates of completion and check off list to say that its completed. I will forward to you guys as soon as I can. To provide better internal protection. Training set up. This has been more than a year that these recommendations have been put out.

2. BOC Directives Chart (Handout) – Robert Silva, Staff Attorney

RS. I have a question on the directives, where Ms. King was named who will be reassigned, determine how we want to move forward with the directives.

Lee. Recommendation ICEO read through the directives and get back in touch with us. DWM. Mr. Waseta should review and see what they say, board has been asking for the issues to be resolved. We won't cover this draft, reassemble it and see where it is at. We will need to replace Ms. King.

DWaseta. We can reformat and break it down to each directive. We will leave it up to revise the document and present at the next board meeting.

3. Executive Report – Dwayne Waseta, ICEO (**No Report at this time**)

Aspects of Executive office 3 areas, audit report, HUD letter, KPMG. Scheduling some meeting times with staff, that is in the works with Calandra. HUD LOW we are working on that. Heather to lead out in the finance portion. We received an additional \$4.1 M under the IRS, NHA has received over \$93M. Mr. Nopah to take the lead to roll out the ERA program, he is finalizing his budgets, this will benefit college students, youth, and people outside of the reservation that are being impacted. TB application, finalized the application process, Robert has reviewed it, Robert has researched what we can do with the funds we received from IRS. Resubmittal of the IHP – how we are going to address the NPI. \$30M to be reprogrammed back into IHP to address the construction projects. Get the IHP back in HUD's hand for review by next Friday. Operational budgets have been set up.

KB. I would like to see whatever plans you have.

DW. OPVP would like to meet with NHA on the IRS funds, I will let you know when the meeting is set up.

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4. Operations Report – Dwayne Waseta, COO

Continue with the Chiefs meeting, bringing in some of the team members to update on critical items. 2 projects for BOC approval in March – Rock Springs and Lukachukai, we have a contract for today's meeting.

5. Administrative Branch Report – Terrilynn Cook, CAO

MOTION: Commissioner Frankie Lee motioned to adopt reports 1-5, seconded by Commissioner Kerrie L. Begay. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

VI. REVIEW & APPROVE RESOLUTIONS

1. NHA-5012-2021: Approving the Award of a Construction Contract to Souers Construction, Inc. for the Exterior Upgrade for 36 Public Rental Units Located at Project NM15-051, Nageezi, NM15-095, Standing Rock; and NM15-082, Chichiltah, NM in the amount not to exceed One Million Seven Hundred Eighty-Two Thousand Dollars (\$1,782,000.00).

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-5012-2021, seconded by Commissioner Kerrie L. Begay. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to adopt Resolution NHA-5012-2021, seconded by Commissioner Kerrie L. Begay. **MOTION CARRIED** on 3 in Favor, 0 Opposed, 0 Abstentions.

2. NHA-5013-2021: Approving the Navajo Housing Authority's Nullification and Release of Collateral Assignment of Homesite Lease's for Participation in the Mutual Help Homeownership Program: Tuba City AZ, AZ12-174 (1); Low Mountain AZ, AZ12-184 (1); Whitecone AZ, AZ12-190 (1).

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-5013-2021, seconded by Commissioner Kerrie L. Begay. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to adopt Resolution NHA-5013-2021, seconded by Commissioner Kerrie L. Begay. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

3. NHA-5014-2021: Approving the Navajo Housing Authority Transfer of Its Interest in Home and Recommending to the Navajo Nation President the Assignment of a Leasehold Interest to Homebuyers of the Mutual Help Homeownership Program; Fort Defiance AZ, AZ12-108(801) (1); Tuba City AZ, AZ12-114 (1); Fort Defiance AZ, AZ12-136 (1); Dilcon AZ, AZ12-154 AKA AZ12-541 (1); Whitecone AZ, AZ12-165 (2); Greasewood AZ, AZ12-166 (1); Coalmine AZ, AZ12-169 (2), Two Grey Hill NM, NM15-66 (1); Ojo Encino NM, NM15-93 (1); Shiprock NM, NM15-99 (1); Naschitti NM, NM15-102 (1); Shiprock NM, NM15-112 (1); Sheepsprings NM, NM15-113 (1); Ojo Amarillo NM, NM15-114 (1); Dalton Pass NM, NM15-115 (1); Red Valley (Mitten Rock) NM, NM15-122 (1); Sheepsprings NM, NM15-123 (1); Crownpoint NM, NM15-129 (1); Tohajiilee NM, NM15-132 (1); Iyanbito NM, NM15-145 (1); Red Mesa UT, UT05-005 (1).

MOTION: Commissioner Frankie Lee motioned to review and adopt Resolution NHA-5014-2021, seconded by Commissioner Kerrie L. Begay. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

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Congratulations to the homebuyers who have paid off their homes, please inform them, we need to have a celebration.

4. **NHA-5015-2021:** Approving the 2021-2025 Navajo Housing Authority Strategic Plan.

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-5015-2021, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

The board would like to have their input in the Strategic Session, we need buy in from all the staff from the top to the bottom, were all the staff notified on the plan? we would also like to request a work session on the strategic plan.

MOTION: Kerrie L. Begaye Motioned to **TABLE** Resolution NHA-5015-2021, seconded by Commissioner Frankie Lee. **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 12:37 p.m., seconded by Commissioner Kerrie Begaye. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

6. Financial Services Branch – Cathy Long, CFO did not attend this meeting (Dwayne Waseta, ICEO to provide the report in executive session)

MOTION: Commissioner Frankie Lee motioned to exit executive session at 3:53 p.m., seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

VII. OTHER BUSINESS

1. BOC Regular Called Meeting – March 20, 2021 @ 9:00 am
DCSD Conf. Room #114, Ft. Defiance, AZ and VIA Teleconference

IX. BENEDICTION – Doreen L. Yazzie, EA

X! ADJOURNMENT

MOTION: Commissioner Frankie Lee motioned to adjourn the Regular Called meeting at 4:00 p.m., seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

CERTIFICATION

Commissioner David Sloan moved that the foregoing minutes of the February 20, 2021 Regular Meeting be adopted and this was seconded by Commissioner Kerrie L. Begaye.

Same was passed by the following:

Safety First


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AYES: 3 NAYES: 0 ABSTENTIONS: 0

The Secretary, thereupon, declared said motion carried and said minutes of the Regular Meeting held on **February 20, 2021**, was adopted this **24th** day of **April**, 2021.



Derrith Watchman-Moore, Chairwoman
NHA BOARD OF COMMISSIONERS

ATTEST:



Kerrie L. Begaye, Secretary/Treasurer
NHA BOARD OF COMMISSIONERS