

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
May 9, 2023

Chairman:	Mr. Dave Anderson
Commissioners:	Mr. Wes Willhoit
	Mr. Kevin Kopp
	Ms. Julie Richardson
	Mr. Joe Irick
	Ms. Adriana Vega
Sec/Dir:	Mr. David Cooke
CFO:	Ms. Cynthia Fardanesh
Recorder:	Ms. Tiffany Guerrero
Staff:	Ms. Betian Webb
	Ms. Gabriela Barriga
City Liaison:	
Absent:	Ms. Myhra Miears

Meeting called to order by Mr. Anderson at 5:01 PM.

1. **Public Comment:** None
2. **City Liaison Report:** None
3. **Consent Agenda:** Mr. Willhoit motioned to approve the consent items and Ms. Richardson, seconded, the motion passed. 6 ayes, 0 noes, 1 absent
 - a. **Approval of April 11, 2023 minutes:** The board had no questions or comments.
 - b. **Financials:** Ms. Fardanesh reported that the statements that were provided are a 9-month statement ending March 31, 2023. PRHA reported \$697,291 of income, \$779,111 of expenses leaving a net deficit of \$81,820. PRHA balance sheet reported cash of \$309,866 in the checking accounts, \$1,014,161 in investment account with total current assets of \$1,780,585. Ms. Fardanesh stated that PR LLC only activity was booking the notes. PRLLC recorded \$294,955 of income and \$0.00 of expenses leaving a net surplus of \$294,955.
4. **Directors Summary Report:**
 - a. **Summary Report:**

PRHA/PRLLC: Mr. Cooke reported that PRHA/AHPR has no significant information to report.

Oak Park 1: Mr. Cooke reported that Oak Park 1 is currently 100% occupied. No major maintenance issues to report. Oak Park 1 we do not expect any major collection issues other than some late payments.

Oak Park 2: Mr. Cooke reported that Oak Park 2 is currently 100% occupied. No major maintenance issues to report. Oak Park 2 we do not expect any major collection issues other than some late payments.

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Oak Park 3: Mr. Cooke reported that Oak Park 3 is currently 100% occupied. Oak Park 3 is still working on pending rents due to COVID-19. 5 tenants outstanding for both properties combined. Other than that collections are looking pretty good. No major maintenance issues to report.

Oak Park 4: Mr. Cooke reported that Oak Park 4 is currently 100% occupied. Oak Park 4 is still working on pending rents due to COVID-19. 5 tenants outstanding for both properties combined. Other than that collections are looking pretty good. No major maintenance issues to report.

5. Old Business:


- a. **Development Pipeline:** Mr. Cooke reviewed the Development Pipeline with PRHA board members and stated that not much has changed from last month. Avalon Motel: Mr. Cooke reported that him and Mr. Warren Frace have scheduled a meeting with the Lopez brothers to discuss options. The City wants PRHA to further pursue this property. Kleck Road: Mr. Cooke is working with architect to come up with conceptual plan to further discuss possibilities of PRHA buying and developing property. A meeting is scheduled for 5/31 with the City of Paso Robles and Mr. Brad Pawlowski (Paso Robles School District.) Mr. Cooke reported that this property could potentially have 55-60 units on one parcel. River Walk Terrace: Mr. Cooke reported that Wal-Mart has no issue with River Walk Terrace however their attorney has made additions they would like to see incorporated in the amendment. Our attorney is working with Wal-Mart on changes to be sent out to all property owners for approval. PRHA continues to meet weekly with R4, Tri Counties Bank. Expect to close early June 2023. Sunrise Villas: Mr. Cooke reported PRHA is in the process of amending the donation agreement with Olsen 212 and working on escrow instructions. PRHA continues to meet weekly with R4, Tri Counties Bank. Expect to close early June 2023.
- b. **PRHA/AHPR 2023 Scholarship:** Mr. Irick reported that 8 students applied for the scholarship but PRHA had only budgeted for 5 students to be awarded. With the help of the community we were able to get donations and award all 8 applicants.


6. New Business:

- a. **Received Summons (law suit) filed by ex-employee Susan Rojas:** Mr. Cooke reported the PRHA did receive a summons but nothing has happened yet due to our Lawyer returning from vacation. Mr. Cooke mentioned that it does involve Ms. Liz Lopez Byrnes. Ms. Susan Rojas was employed with PRHA for 4 months. There was some discussion.
- b. **PRHA Succession Committee:**

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7. **Other:** Mr. Willhoit suggested that PRHA schedule a retreat in person over the summer, to get a recap/refresher of the PRHA strategic plan and succession plan. Mr. Willhoit recommended for Ms. Guerrero to send out a Doodle poll to all board members to vote on what date works best.
8. **Next PRHA meeting scheduled for June 13, 2023 @ 5:00 PM.**
9. **Adjourn:** Mr. Anderson motioned to adjourn the meeting at 5:34 PM.

Chairman 
David W. Anderson

Secretary 
David A. Cooke

Date JULY 12, 2023