



Asheville Housing Authority
Regular Meeting of the Board of Commissioners
Draft Minutes: December 18, 2024
Meeting Location: 165 S. French Broad Ave., Asheville, 28801
[Click Here](#) to view all meeting materials

I. Work Session Meeting Opening & Roll Call:

Chairman Jackson opened the Work Session and asked for roll call at 5:05 PM. Quorum was present. **Board Members Present:** Chairman Tilman Jackson, Vice Chair Reginald Robinson, Commissioner Scott Farkas, Commissioner Roy Harris, Commissioner David L. Robinson Sr., Commissioner Kidada Wynn. Rhodney Norman, Interim Executive director of HACA was also present.

- **Approval of Agenda:**

Commissioner Scott Farkas moved to approve the agenda as presented, Commissioner David Robinson **seconded**; All Ayes; No Nays; Unanimously Approved.

- **Closed Session:**

Commissioner Roy Harris moved to break to closed session; **Commissioner Scott Farkas seconded**; All Ayes; No Nays; Unanimously Approved.

Purpose of this closed session: The purpose of this closed session is to (i) consult with the Authority's attorney in order to preserve the attorney-client privilege pursuant to N.C. Gen. Stat. §143-318.11(a)(3), and / or (ii) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer pursuant to N.C. Gen Stat. §143-318.11(a)(6).

Board Members broke to Closed Session at: 5:10 PM

Board Members returned from close session at: 6:07 PM

- **Meeting Adjourned: 6:07**

II. Regular Session Meeting Opening & Roll Call: [Click Here](#) to view all meeting materials

Chairman Jackson opened the Regular Session at 6:10 PM Quorum was present. Chairman Jackson opened the session by reading HACA’s mission statement and core values.

Board Members Present: Chairman Tilman Jackson, Vice-Chair Reginald Robinson, Commissioner Scott Farkas, Commissioner Roy Harris, Commissioner David L. Robinson Sr., Commissioner Kidada Wynn. Rhodney Norman, Interim Executive director of HACA was also present.

Approval of Agenda:

Commissioner Farkas moved to approve the agenda as presented, **Commissioner Kidada Wynn seconded;** All Ayes, No Nays, Unanimously Approved

• **Approval of Previous Minutes: November 20, 2024**

Commissioner Farkas moved to approve the previous minutes as presented, **Vice Chair Reginald Robinson seconded;** All Ayes, No Nays, Unanimously Approved

• **Resident Recognition Celebration - Ms. Shaunda Jackson & Ms. Karolina Hopkins**

Ms. Shaunda and Ms. Karolina recognized the kids and young leaders for their extraordinary contributions across their communities in the aftermath of Hurricane Helene. [A Kids Community Support video](#) was shared with the Board and attendees.

• **Public Comment:**

Commissioner Scott Farkas read The Public Comment Rules of Order. 3 public speakers addressed various items including:

- Use of Community Space at Maple Crest
- Southside Community Farm end of year report
- Security at properties

• **Executive Report [Click Here](#) to view full Executive report**

○ **Asset Management Update – Presented by Ms. Allison Smith**

Ms. Smith reported that all properties continue on all efforts to fill the vacancies as files are received from Central Office

○ **Maintenance Update – Presented by Mr. Rhodney Norman**

Mr. Norman explains that the maintenance teams are working hard on unit turnarounds and abatements. There has been a significant increase in work orders since the storm which are worked on steadily and being completed. There have been several water leaks in the Southside communities due to what appears to be weakened water lines from the storm. Permanent replacements and fixes are in the planning. Replaced 2 furnaces in the Klondyke communities. Maintenance management is also completing end of year inventory reporting.

Commissioner Harris questioned if we are seeing the City working on cleaning up the communities in the aftermath of Hurricane Helene. **Rhodney responded** that there has been clean up activity at the properties, and the City is managing, however, to expedite the removal of hazards or hazardous conditions, HACA has paid for additional services. He went on to explain that the City is maintaining a list by priority of need. He will revisit with our City Partners

- **Financial Reporting** will be given later via email to the Board of Commissioners. Fiscal year closeout is top priority right now.

- **New Business**

- **Approval of HACA Board of Commissioners 2025 Meeting Schedule**

Rhodney presented a monthly schedule and Bi-monthly option for the meeting schedule for 2025.

Commissioner Scott Farks questioned if there would be any changes to the times if the Board opts for Bi-Monthly. Additional information due to less meetings could result in later, lengthier meetings. **Rhodney answered** that the Board can make whatever changes they see fit, to ensure effective meetings. He further stated that any changes adapted can be revisited for efficiency and effectiveness, and revisions can be made at any time.

Commissioner Roy Harris asked why the meeting locations have been changed to all held at HACA Central. **Rhodney replied** that many of the properties do not have adequate space and parking to accommodate meetings. Safety and convenience for the Board and the communities is top priority. As stated previously, changes can be made at any time.

Vice Chair Reginald Robinson moved to approve the 2025 BOC Meeting schedule which changes the frequency of the Board of Commissioners meetings to bi-monthly, with adjustments to start the hold the Work session from 4:00 PM – 5:00 PM, and the Regular session from 5:00 PM – 6:00 PM. **Commissioner Scott Farkas seconded;** All Ayes, No Nays, Unanimously Approved

- **Meeting Adjourned: 6:43 PM**



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Draft Minutes: November 20, 2024

Meeting Location: HACA Central, 165 S. French Broad Ave., Asheville

Tilman Jackson, Board Chair

Date: _____

ATTEST:

Rhodney Norman, Associate Secretary

Date: _____

Transcribed by: Cherin Marmon-Saxe, Executive Assistant to President & CEO