

WI-CARH BOARD OF DIRECTORS MEETING

Tuesday, September 18, 2012

Wisconsin Management Company

2040 South Park Street, Madison

President, Mary Vinopal called the meeting to order at 10 a.m. Board members in attendance were Barb Lubahn-Hagedorn, David Sheperd, Vickie Holland, Mary Vinopal, Russ Endres and Cindy Schwierske, executive assistant. Those participating via teleconference were board members Abe Leis, Denise Loveland and Debbie Biga of Rural Development. Russ Kaney and Dan Fosdick were unable to attend.

Review and Approve Prior Minutes: A review of the previous meeting minutes was conducted and David Sheperd motioned for approval with Barb Lubahn-Hagedorn seconding the motion and the motion passed unanimously.

Old Business: There was nothing to report.

Board of Directors/Organization Report: Abe's firm of Hawkins, Ash, Baptie and Company will again be preparing WI-CARH's tax return.

Membership Report: Cindy reported no changes in membership, and we have exactly the same amount of members as we did last year at this time with 59 members. We do have an inquiry and hopefully will add another member with Badger Housing soon.

Financial/Budget Report: Dan was unavailable for the meeting, and we will defer our financial statement review, as well as review of our new budget, at our November meeting.

Committee Reports

Conference & Training Committee: Cindy provided a report showing our current registrations of 18 attendees and 14 exhibitors and two more promising to sign up, which is on par with last year. We have ten sponsors, including three educational sponsors including Impact Seven, WHEDA and Wisconsin Management Co. Currently, we only have one reservation for bowling for the Wednesday evening before the conference.

Lease Committee: Cindy reported that Doug Buck thought we should expect to have double our normal legal costs this year because of all the changes in the laws. She also presented a detailed spreadsheet showing the revenue and expenses for the last several years. Russ moved to increase the cost for the new leases for 2013 to the nearest five dollars. Denise seconded this motion. Doug has also e-mailed Debbie Biga at RD with some issues. Debbie will review and get back to Doug as soon as possible. It was also clear that an amendment amending the 2013 lease would be okay with RD.

Liaison Committee: The Improper Payment Information Act (IPIA) audit error rate was the big news last month. The error rate nationally went from 1.48% to 3.44%. It is not known how

Wisconsin fared in this audit. It was suggested that Rural Development do training from the national office on procedures with regard to recertification, as well as how to recapture unauthorized assistance. A webinar was suggested, however, Barb reported they did have difficulty in viewing the last webinar. The idea of Rural Development having area offices conduct training was well received, and WI CARH is interested in sponsoring these events like they did when RD had other trainings at area offices.

Nominating Committee: Mary Vinopal, Russ Endres and Denise Loveland are all up for renewal this year. Everyone is willing to stay on.

Personnel Committee: Russ Endres and Russ Kaney will meet with Cindy prior to our next board meeting to discuss recommendations and/or options for the future and present this information at the next board meeting.

Scholarship Committee: Denise reported the original winner of the scholarship decided not to go to school. A backup candidate, Kurt Martell, has been selected as a new scholarship recipient. Mr. Martell resides in a property managed by Wisconsin Management Company in Fennimore, Wisconsin. Cindy will coordinate obtaining a photo, as she knows Kurt's sister. David moved for approval and Barb seconded the motion to award our 2012 scholarship to Kurt, and it passed unanimously. Mary indicated she had obtained a photo of the previous scholarship recipient and Cindy will get it posted on our website. Denise also offered to have Horizon pay for an overnight stay for our scholarship recipient if he chooses to come to our conference in November.

Website Committee: Russ/Barb had no report. However, Cindy indicated that Kevin Fry says that he will no longer handle our website updates as he is getting out of that type of work. We need to start looking for a replacement, and Cindy is looking for suggestions and names of people to contact for pricing and other ideas. We would need someone to support our website and also handle our lease CD project. Please get any names or referral ideas to Cindy.

WHEDA Report: David reported that the tax credit Qualified Allocation Plan (QAP) is in its final stages. This should be resolved over the next month and will be rolled out at the conference in December. It is expected that the cycle will begin again in February 2013. They are in the process of handling the carryover credits from 2012. Last year there was a record number of applicants for tax credits, and they were significantly oversubscribed.

WHEDA has also applied for HUD 811 funding to integrate with tax credits. They should know how their application was fared in November. David reported that there are 43 applications for this type of funding, and it would be handled like a voucher.

The annual WHEDA Conference will be December 4, 2012 at the Monona Terrace in Madison. This year the keynote speaker will be Bart Star.

Wisconsin Collaborative: David attended this event, and they had a very good turnout and a successful conference. Next year's conference is anticipated to be in Eau Claire on the July 24-25, 2013

New Business

RD Update: Debbie reported they are moving to their new office next week and will be down for a week setting everything up. They are coming to the close of their calendar year in September, and they are hoping to fund two multi-family MPR deals- one in Adams Housing and the other is a Housing Authority in Denmark. They hope funding will be approved for these two projects within the next two weeks.

Debbie also reported the NOFA should hopefully be out next month. We would have through the end of December to get applications in.

Other Items:

Training Sessions 2013-2014: Our present plan is to have Home Depot put on two sessions on April 16, 2013 at the Crowne Plaza. One session will be Maintenance for Managers and the other session will be Make Ready Maintenance. Dan will write the training promotion for the conference, and we will again have a raffle for a free attendee for the spring training, as that seemed well received last year.

Annual Conference 2012: We reviewed Cindy's assignment list and a copy is attached. We will need additional brochures for the conference, and Cindy will be working to finalize the new brochure. Our next board meeting on November 2, 2012 at the Kalahari is scheduled to run from 9 a.m. to 12 p.m. Also a tentative date has been scheduled for the next liaison meeting for Tuesday, February 19, 2013.

Upcoming Meeting Dates:

2012 Annual Conference	November 1, 2012 (Thurs.)
Board Meeting	November 2, 2012 (Friday)
Liaison Meeting	February 19, 2013 (tentative)

A motion to adjourn the meeting was made by Russ Endres and seconded by Vickie Holland. The motion passed unanimously.

Respectfully submitted,
Russ Endres, Secretary