

The BOARD of DIRECTORS

Of

**Douglas Housing Corporation II
(Pioneer Village)**

will meet

Wednesday, June 15, 2016 at 12:00 p.m.

At

**City of Douglas
City Hall
425 10th Street
Douglas AZ**

**Posted at:
City Hall
Douglas Police Department
Douglas Library
www.douglasaz.org
13, June, 2016, 11:45am**

Public Housing

PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF DOUGLAS DOES NOT, BY REASON OF A DISABILITY, EXCLUDE FROM PARTICIPATION IN OR DENY BENEFITS OF SERVICES, PROGRAMS OR ACTIVITIES OR DISCRIMINATE AGAINST ANY QUALIFIED PERSON WITH A DISABILITY. INQUIRIES REGARDING COMPLIANCE WITH ADA PROVISIONS, ACCESSIBILITY OR ACCOMMODATION CAN BE DIRECTED TO ALMA ANDRADE WITHIN 72 HOURS AT (520) 417-7302, FAX (520) 364-7507, 425 10TH STREET, DOUGLAS, ARIZONA 85607.

AGENDA

Board of Directors Meeting Douglas Housing Corporation II

Wednesday, June 15, 2016 at 12:00 p.m.

City of Douglas
City Hall
425 10th Street
Douglas, AZ 85607

I. Call to Order

II. Roll Call

III. Approval of Minutes – October 19, 2015

V

IV. Resignations/Appointments and possible Discussion/Decision on:

- a) Discussion/Decision item to entertain and accept pending resignations and proposed appointments.

V. Discussion/Decision

- a) Discussion/Decision - to approve the proposed 2016-2017 Fiscal Year Budget for Pioneer Village Apartments.
- b) Discussion/Decision – To approve the renewal of insurance policy(s) for Pioneer Village Apartments.
 - a. Farmer Insurance Hazard Policy - Premium for renewing entire present coverage from 07-01-2015 to 07-01-2016 (\$7,391.00)
½ Payment option of \$3,695.50.
 - b. Truck Exchange Insurance Umbrella Policy - Premium for renewing entire present coverage from 07-01-2015 to 07-01-2016 (\$1,616.00)
½ Payment option of \$808.00
- c) Discussion/Decision - to approve the proposed contract to file the final 2016 U.S. Form 990, return of Exempt Organization and 2016 Arizona Form 99 for Douglas Housing Corporation II in the amount of \$1,000.00 with C. Wesley Addison, P.C.

- d) Discussion/Decision - to approve the proposed contract to audit the statements of financial position for Douglas Housing Corporation II as of June 30, 2016 in the amount of \$9002.00 with C. Wesley Addison, P.C
- e) Discussion/Decision to RATIFY the action taken to approve the Operating Cost Adjustment Factor (OCAF) Rent Adjustment of 2.00% for Pioneer Village Apartments based on 2016 utility analysis results.
- f) Discussion/Decision on approval to authorize Board President Gary Clark and, if required, any additional board members to complete and sign documents pertaining to the potential sale of Pioneer Village Apartments to Western Region Nonprofit Housing Corporation in order to facilitate and complete the final phases of the sale.
- g) Discussion/Decision on approval to authorize adjusted mortgage payment to Federal Housing Administration in the amount of \$1,300.00 for FYE 06/30/2010.
- h) Discussion/Decision on approval to authorize adjusted mortgage payment to Federal Housing Administration in the amount of \$11,481.00 for FYE 06/30/2011.
- i) Discussion/Decision on approval to authorize surplus cash adjustment payment to Federal Housing Administration in the amount of \$325.00 for FYE 06/30/2011.
- j) Discussion/Decision on approval to authorize reserve for replacement payment to Federal Housing Administration in the amount of \$1,765.87 from FYE 6/30/2011. Payment should be made from the entity account to reimburse the amount into the operating account and management will then request that amount for replacement with supporting documentation.
- k) Discussion/Decision on approval to authorize surplus cash adjustment payment to Federal Housing Administration in the amount of \$2,870.00 for FYE 06/30/2012.

VI. Management Report

- a) City Manager, Carlos De La Torre
- b) Housing Specialist for Property Management, Michael Moulinet

VII. Persons wishing to address the Board in writing or verbally, on any item not on the agenda.

VIII. Next Meeting

IX. Adjournment

For questions, please call Michael Moulinet at (520) 417-7385