

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
December 12, 2023**

Chairman:	Mr. Dave Anderson
Vice Chair:	Mr. Wes Willhoit
Commissioners:	Ms. Julie Richardson
	Mr. Joe Irick
	Mr. Kevin Kopp
Sec/Dir:	Mr. David Cooke
CFO:	Ms. Cynthia Fardanesh
Recorder:	Ms. Tiffany Guerrero
Staff:	Ms. Betian Webb
Absent:	Ms. Myhra Miears
	Ms. Adriana Vega
Guest:	Mr. Brent Weickert
	Mr. Chris Bausch

Meeting called to order by Mr. Anderson at 11:08 AM.

1. **Public Comment:** None
2. **City Liaison Report:** Mr. Bausch reported that Santa came to Centennial and Oak Park last week. Mr. Bausch announced that YMCA will have the rights to the pool on 28th Street. He thinks it will be the right source for the North end of Paso Robles. The City has hired 12 new police officers. Mr. Bausch stated that the downtown 2-hour free parking will be going away in the beginning of the year. It will be \$1-\$2 an hour, underlining goal is to make money.
3. **Consent Agenda:** Mr. Willhoit motioned to approve the consent items and Ms. Richardson seconded, the motion passed. 5 ayes, 0 noes, 2 absent.
 - a. **Approval of November 14, 2023 minutes:** The board has no questions or comments.
 - b. **Financials:** Ms. Fardanesh reported that the statements that were provided are for 4-months statement ending October 31, 2023. PRHA reported \$194,363 of income, \$325,264 of expenses leaving a net deficit of \$130,901. The PRHA balance sheet reported cash of \$755,921 in the checking accounts, \$701,457 in investment account with total current assets of \$1,836,533. PRLLC recorded \$130,696 of income and \$0.00 of expenses leaving a net surplus of \$130,696. PRLLC is the holder of the seller notes for all 4 Oak Park developments, Sunrise Villas, and River Walk. Those notes total approx. \$12,000,000 with accrued interest totaling approx. \$2,519,347.
4. **Directors Summary Report:**
 - a. **Summary Report:**
PRHA/PRLLC: No recent activity to report.

Oak Park 1: Mr. Cooke reported that Oak Park 1 currently has 1 vacant unit but have a qualified tenant to move in by the end of the month. No major maintenance issues to

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report at this time. We do not expect any major collection issues other than some late payments.

Oak Park 2: Mr. Cooke reported that Oak Park 2 has one vacancy but another tenant will be transferring into this unit within 1 week. Leaving his unit to be filled by end of the month. No major maintenance issues to report at this time. We do not expect any major collection issues other than some late payments.

Oak Park 3: Winn Management Co. reported that Oak Park 3 currently has 1 vacancy. One tenant is on eviction notice but has an applicant approved and anticipate them moving in by the end of the month. No major maintenance issues to report.

Oak Park 4: Winn Management Co. reported that Oak Park 4 currently has 2 vacancies. Oak Park 4 have 2 applicants and in the process of being calculated and should have someone moved in within 30 days. No major maintenance issues to report.

River Walk Terrace: Mr. Cooke reported the projects progress to date and is still on track to meet it's scheduled completion date.

Sunrise Villas: Mr. Cooke reported the projects progress to date and is still on track to meet it's scheduled completion date by the end of October 2024.

- b. **River Walk Terrace Construction report:** Mr. Cooke reported that River Walk is starting to shape up. They have started forming and will be pour concrete. River Walk anticipates starting to frame sometime in January.
- c. **Sunrise Villas construction report:** Mr. Cooke reported that Sunrise Villas is ready to be built. 1 building is already built and you can see all 3 stories.

5. **Old Business:**

- a. **Development Pipeline:** No change from last month.

6. **New Business:** None

7. **Open discussion regarding any matters not on agenda:** None

8. **Adjourn to Private Session at 11:43 AM.**

9. **Re-adjourn to regular session at 11:52 AM.** No action is needed.

10. **Next PRHA meeting scheduled for January 9, 2024 @ 5PM.**

11. **Adjourn:** Mr. Anderson motioned to adjourn the meeting at 11:52 AM.

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Chairman 
David W. Anderson

Secretary 
David A. Cooke

Date JAN 16, 2024