



Perspectives

JUNE, 2007

2007 MAINTENANCE/MANAGEMENT CLINIC
VENDOR ATTENDANCE BREAKS 2006
RECORD OF 81
NEW RECORD SET AT 84!

We would like to express our deep appreciation for all the Vendors that attended. We welcomed back numerous “old friends” and extended a hearty “Hello” to all the new comers.

A big “Thank You” to the following vendors who did training or arranged for a training seminar:

Jeremy Vivian – Kone Elevator Inc.

Jay McWhinney – Yardi Systems

AHRMA – Julie DePasse, Mickey Reynders, Jim Kinsman and Michelle Bayles

Steve Gavaza – Assa Abloy Door Security Solutions of Mid-America

Joe Gearon – Strait Flex International



The Inspection Group

Thanks to Saul Himelstein (not shown) for his training expertise and Rick Clements, Mike Schmidt and Reggie Greene for their vendor participation.

“Old Friends”



AXA Advisors LLC



Patten Caterpillar



Nu-Tec Industries, Inc.



Sherwin Williams Company

IAHA Honors Lee Tate for years of support.



Clinic Co-Chair John Day and President Debbie Smith presented Lee Tate with a resolution recognizing his 17 years of attendance and support at the IAHA Maintenance/Management clinic.

Thanks so much Lee.
You will be missed.

WELCOME NEWCOMERS!



McKeon and Company, Inc.

Welcome to our long standing friend Mike McKeon, retired Executive Director from Granite City Housing Authority, but featured here as a new vendor. Also pictured is Bob Ashby retired Executive Director from Morgan County Housing Authority and Jim Waterman, Training & Associates



Intelius



Continental Flooring



Portdry Systems



Rinnai

**Thanks to Berry from Barton Carroll Appliances
for hosting the golf outing.**

Congratulations to the winners!



Winners: (Not in order) Berry, Rick Moore, Craig Bell, Robert Kluge and Rick Bickler

**Also thanks to the vendors who purchased ads
that will be running on our web site.**

Tapco Inc
Mac-Gray Services
Nan McKay & Associates
Thompson Electronics Co.
Straightway Development Co.
Tee Jay Central Inc.

Lindsey Software
D & E Distributing
Housing Agency Retirement Trust
Intelius
Clark Consulting Services

Watch for these ads on the web site.

Thanks to all the excellent trainers. We were privileged to have two of Nan McKay & Associates top quality trainers: Cara Gillett and John Richmond.

We want to express our appreciation for the HUD staff:

Steve Meiss – Director Chicago Public Housing Office
Herb Ziegeldorf – HUD Senior Equal Opportunity Specialist/Investigator
Glenda Stevens – HUD Equal Opportunity Specialist/Investigator
Judith Williams – HUD Senior Equal Opportunity Specialist/Investigator
Elmore Richardson – HUD Operations Director
Eleny Ladas – HUD Technical Services Director
Leigh Schrock – HUD Program Analyst
Dick Santangelo – HUD Headquarters Program Manager, Management & Facilities
Bill Siska – HUD Financial Analyst/Auditor

50/50 DRAWING



The 50/50 drawing netted \$1005.00 for the IAHA Scholarship Fund. Thanks to Janice & Kevin. Janice is leaving her position at Pope County Housing Authority. We appreciate everything you have done for the IAHA. You will be missed. Good Luck!

Janice Gibbons, Kevin Meunier and one of the lucky winners: Vicky Moyer Pike County.

WELCOME TO THE BANQUET!



A delicious dinner was enjoyed by 240 attendees.



The entertainment committee presented
FREDERICK THE HYPNOTIST!



“Relaxed”



“REALLY Relaxed”



And where do you work?

Thanks to “Frederick” and all those who volunteered. It was a hilarious!

The evening concluded with the “Fabulous Gracie” and all those who sang Karaoke. The ECHO Council sponsored Gracie. Thanks so much folks. Everyone enjoyed the music and dancing.



Gracie

THANKS TO THE
MAINTENANCE/MANAGEMENT COMMITTEE!
GREAT JOB!

- Co-Chair:** John Day – DuPage County and Kate Barton – Henry County
- Management:** Lynn Deter – Whiteside County, Chairperson, Julie DePasse – AHRMA CEO, Randy McGill – Kankakee, Bill Jacobs – McDonough County
- Maintenance:** Gragg Stacy – Menard County, Chairperson, Cary Wager – Henry County, Kevin Meunier – McDonough County, Allan Biby – Franklin County, Mickey Reynders - AHRMA
- Entertainment and Theme:** Deanna Mitchell – Richland County, Chairperson, Debbie Smith, Edwards County, Gina Ziegler Hardiek – Effingham County, Tony Hasbargen – Vermilion County, Chairperson,
- Prizes and Food:** Peg Barkley – Macoupin County, Chairperson, Tom Myers – Lee County, Tom Smith - Decatur

Registration: Janice Gibbons – Pope County, Chairperson, Debbie Helman – Pulaski County, Judy Plummer – Union County, Carolyn Wills – Massac County

Vendor Representatives: Lee Tate – Lee Tate Sales Inc., Julie DePasse – AHRMA CEO

Thanks to all the Housing Authorities who sent their staff and donated prizes. Numerous attendees went home with some very valuable prizes. Congratulation Winners!

Mark your calendars!
IAHA Annual Meeting
September 19-21, 2007
at the
President Abraham Lincoln Hotel
Springfield, IL.
(formally the Renaissance Hotel)

Attention: The following trainings are being offered by IAHA!

IAHA is sponsoring two summer training sessions for its members. In the past IAHA has contracted with Jack Blosky to provide Project-Based training. To get a different perspective on project-based, IAHA has contracted with Casterline & Associates/Michael Petro. The session is called “Asset Based Financial Management for Non-Financial Managers” and will be held on July 26th and July 27th at the Hawthorne Inn & Suites, in Champaign, Illinois. The hotel rate is \$80 for a double/or king (hotel deadline for registering is 6/25/07 please call the Hawthorne at (217)398-3400. The deadline for receiving registrations for this session is Wednesday, June 20th). The more people who register the cheaper the registration fee will be for everyone. A minimum of 20 registrations is required. For 20 to 29 registrations the fee will be \$380, if 30 or more register the fee will only be \$280. We will send out a general e-mail by June 21st to let everyone know what the registration fee amount will be.

This session is not real technical, it is not meant for finance staff, it is meant for Property Managers, Assistant Property Managers, or Executive Directors for training their Property Managers. Additional information to follow. The agenda for this session includes: Operating Subsidy Component (with emphasis on how the new formula impacts management operations), Asset Manager/Project Based Budgeting, Understanding the Chart of Accounts and Various Expense Categories, How to Prepare a Budget for your Project Site and How to Read Project-Based Financial Statements.

The second session is “Section 8 Occupancy” and is meant for any New Section 8 personnel or personnel who need a refresher course. The dates for this session have not been confirmed, but may be held at the end of August.

We are also in the process of trying to contract with REAC to see if they will do a UPCS training session later on this summer, somewhere in the central part of the State of Illinois.

All IAHA members will be receiving an e-mail regarding these sessions very soon. If there are any training session that anyone would like to see IAHA sponsor, please contact any of the committee members: Tom Smith – Decatur, Tom Myers – Lee County, or Lynn Deter – Whiteside County.

IAHA Executive Board Met at the Clinic

The following is a synopsis of the meeting:

Personnel: Diana Etheridge reported that Vicki Miles Executive Coordinator’s contract ends October 31, 2007. She also stated that Vicki Miles had requested to negotiate another two-year contract. Anne Smith suggested that a Request for Proposal be prepared and distributed for the Executive Coordinator’s position. The market should be checked for comparables for fees and services. The President of each Council will appoint a person for the committee. Vicki Miles, Executive Coordinator should have input. Ms. Etheridge will send a copy of Ms. Miles’ contract to the Executive Board.

Resolution and By-Laws: Diane Fuller- Absent.

Membership: Teresa Greenstreet- No report.

Nominating Committee: Peg Barkley- No report.

Public Relations: Debbie Helman- (Absent) No report.

Legislative: Dave Wagner reported that Senator Durbin has agreed to meet with the housing authorities regarding the Housing America 2007 campaign.

Education: Lynn Deter- Discussion regarding audit session and thought on future training.

Finance Reports: The Association’s financial reports prepared by Treasurer Brent Newman were distributed by email. The Balance Sheet as of March 31, 2007 shows total current assets of \$108,531.27; and current liabilities as (\$ - 3,500.00) and current equity of \$112,031.27. The year to date profit and loss statement for the period October 2006 through March 2007 shows total income of \$ 62,299.02 and expenses of \$34,722.67, resulting in a net operating income of \$ 27,576.35. Council Presidents’ Reports

NICHA- Teresa Greenstreet reported that a meeting was held at Henry County and Section 8 staff attended also. This was an informal meeting in Ottawa. Various discussions took place regarding waivers and project based accounting.

CICHO- Meeting was held in January 2007 with a speaker from the Department of Aging. Other items of business were planning for the Annual meeting and legislative reception that is being held September 19-21 in Springfield, Illinois; included 19 scholarship applications.

ECHO- Carol Watkins suggested that with the SAS112 rule coming, we must have a person in house that is able to understand the Accounting system.

AHRMA- Julie DePasse sent out surveys and feasibility study has been planned so that health care products can be offered in Illinois. Out of the surveys mailed, there was a 60% response. AHRMA is considering ways to cover tax credit developments.

Executive Coordinator: Vicki Miles reported that 84 vendor booths were sold out of 85 booths available. TAPCO was not able to attend due to family illness. Registration for the conference is 251 attendees.

Presidents Report:

Problem was reported regarding the W-9 form. Tax ID number on Form 990 was not correct. Brent Newman has been working to get the matter corrected. After research, it was discovered that IAHA was no longer showing as a corporation. In order to resolve the problem, it was suggested that IAHA pay the fees to the state to be reinstated. Fees include \$ 25.00 reinstatement, \$ 5.00 change of agent, \$ 8.00 plus Annual report for every year from 1994 to present.

It was decided that to apply as a new corporation was not advisable. It was suggested to re-instate the corporation. A committee was appointed to follow up on the issue. The committee members are Teresa Greenstreet, Dave Wagner, Carole Watkins, Brent Newman and President Debbie Smith. The committee has authority to complete the research and take necessary steps to resolve the matter. A motion was made by Anne Smith, seconded by Diana Etheridge. Motion passed unanimously.

It was reported that the trip to Washington, D.C. was positive. There were fifteen representatives from Illinois. Senator Durbin listened and has been contacting President Smith. Discussion took place on Asset Management.

A plaque was presented to past President, Tom Smith for four years serving as President.

John Day reported that he drafted a resolution to acknowledge Lee Tate of Lee Tate Sales as discussed at the last meeting.

Anne Smith reported that she and Peg Barkley attended the Illinois NAHRO meeting where there was discussion with Ed Bland and Jackie Newman regarding the possibility of collaborating together to combine training. It was suggested that the matter be explored at the Annual meeting.

Tom Smith made a motion to adjourn, seconded by Carol Watkins. Motion passed. Meeting was adjourned at 11:44 a.m.