

Southwest Home Equity Assurance Program
BOARD MEETING MINUTES
April 8, 2024

CALL TO ORDER

Chairman Koczvara immediately began the meeting at 6:30 pm. He asked Commissioner Tully to take roll call.

COMMISSIONERS IN ATTENDANCE

Chris Koczvara
John Kurtovich
Ray Nice
John Tully

ALSO PRESENT

Elsa Bekele, CPA
Victoria Gaspar, Executive Director

APPROVAL OF MINUTES

Chairman Koczvara introduced the minutes from December and February. He asked for a motion to approve the minutes of December and February. Commissioner Nice made a motion. Commissioner Tully second the motion. All in favor voted “Aye”. The minutes of December and February passed unanimously.

FINANCIAL REPORT

Chairman Koczwarra called on Commissioner Nice to introduce the Financial Report. Commissioner Nice deferred to Ms. Bekele. Ms. Bekele began by reviewing the budget draft. She explained that only a few items were to change. Ms. Bekele listed the items that were to change. She also informed the Board that the items were up for discussion, if need, and that the proposed budget that will be passed on April 29th. There was not a motion made or vote needed. The Treasurer's Report will be presented at the next meeting on April 29th.

CHAIRMAN TIME

During Chairman Time, the situation of eligible residents was discussed. A discussion ensued among residents that live in the geographical area but do not pay the tax levy. It was discussed to reach out to the County Treasurer for a solution. Lastly, Ms. Gaspar informed the Board of meeting dates for next year that will be voted on April 29th.

EXECUTIVE DIRECTOR'S REPORT

Ms. Gaspar began her report with general updates. She informed the Board of year-to-date registrations, open home improvement loans and active registrations. She was proud to share that with only 3.5 months in the books, new registrations were at 75, with February being the highest month with 43. She asked the Board if they had any questions. Seeing that there were none, she continued her report by sharing a recap of events as well as upcoming events. In February, Ms. Gaspar attended and presented at a UBAM meeting and she distributed an article that was written in the local newspaper. She also informed the Board of a bank meeting April 11th, a Housing Fair in Chicago Lawn on April 13th and Resource Fair at the Senior Center on May 30th. She briefly mentioned an event at Lee School in April but would let them know as a date would be confirmed.

NEW BUSINESS

Under New Business, Ms. Gaspar introduced a new appraiser to be approved by the Board. The Commission had received the appraiser's resume, credentials, and references prior to the meeting. Commissioner Nice made a motion to accept the new appraiser, Dan Jilek. Commissioner Tully second the motion. Dan Jilek was approved as a new appraiser.

OLD BUSINESS

Ms. Gaspar asked the Board for feedback regarding members who dispute their appraisals but do not follow up with arbitration. A conversation ensued and it was agreed that members who do not like their appraisal value nor proceed with arbitration can either accept the value or SWHEAP will refund them their money.

Ms. Gaspar introduced bids to have the parking lot resealed. Unfortunately, she was only able to receive 2 bids that were out of the district and more expensive than they had paid in the past. Vice Chairman Kurtovich suggested that Ms. Gaspar research other companies within district.

ADJOURNMENT

Vice Chairman Kurtovich made a motion to adjourn. Commissioner Tully second the motion. The meeting of April 8th was adjourned.