

Southwest Home Equity Assurance Program

BOARD MEETING MINUTES

May 14, 2018

CALL TO ORDER

Chairman Ray Nice called to order the Regular Meeting of May 14th, 2018 at 6:43 p.m.
Commissioner John Tully then proceeded to take roll call.

COMMISSIONERS IN ATTENDANCE:

Ray Nice
John Kurtovich
Chris Koczwarra
John Tully

ALSO, PRESENT:

Elsa Bekele
Victoria Gaspar
1 member of the public

APPROVAL OF MINUTES

Commissioners were then asked to approve the April minutes. Commissioner John Kurtovich motioned to accept the minutes. Commissioner John Tully seconded the motion. All 4 commissioners voted to approve the minutes of the April meeting.

FINANCIAL REPORT

Before the Financial Report began, Chairman Ray Nice introduced Commissioner Chris Koczwarra as the new Chairman of the Budget Committee. Commissioner Koczwarra accepted the appointment and deferred to Elsa Bekele for the report. As Ms. Bekele went over the report, Commissioner Tully asked questions about the home improvement loan subsidies. The increase in subsidies demonstrated that there is an increase in people taking out the home improvement loan. Commissioner Kurtovich then asked about the telephone price change. Ms. Bekele and Ms. Gaspar explained that the change in amount was because of the change in services for a contract signed prior to August of 2017. First time initial costs were the factor in increase and that with modifications, Access proved to be less than AT&T.

Following after, Ms. Bekele reintroduced the proposed amendment that needs to be sent to the Cook County Clerk's office. Ms. Bekele explained that though already approved in the previous meeting, she needed signatures before it could be submitted to the Cook County Clerk's office.

Consecutively, Ms. Bekele introduced the budget draft and went over several line items. Discussion then took place on the pending proposals and potentially adding another line item for them.

CHAIR REPORT

Chairman Nice began his Chair Report by mentioning the annual Senior citizen celebration and SWHEAP's participation in bringing marketing literature. Chairman Nice also mentioned the revision to the summer internship proposal which included a reduction in number of interns and their tasks to be within the office confines. Chairman Nice deferred to the Executive Director to go over the format of the summer internship. Following, the Commissioners did have concerns and questions regarding minimum wage, how much SWHEAP would have to allocate for the summer internship, and what their tasks would fully entail. Ms. Gaspar explained that the 5 interns would be used for marketing purposes, data research and additional administrative tasks. Commissioner Kurtovich asked about the purpose of the summer internship. Ms. Gaspar responded that the summer internship provided additional investment back into the neighborhoods in which SWHEAP serves, specifically beginning with the people. She continued to explain the importance of the new generation of SWHEAP and a replacement for other programs like "The Walk" which paid youth for their participation. It was also mentioned that SWHEAP in the past hired part-time employees or interns that helped with DocuSign operations. Commissioner Tully found that input was essential in ensuring that the summer internship program functions adequately. Following after, Commissioner Tully made a motion to accept the Summer Internship program to hire 5 interns and Chairman Nice seconded the motion. Four commissioners voted "aye" for the summer internship program and Commissioner Kurtovich voted "nay."

EXECUTIVE DIRECTOR'S REPORT

Ms. Gaspar began her report with a general update on open HILP's, new memberships, current memberships, claims paid and pending claims, website count and upcoming meetings like the banking meeting, GSDC, SSA and Chicago Bungalow Association.

NEW BUSINESS

Following the general overview, Ms. Gaspar spoke about pending proposals. There were many questions surrounding how we would facilitate such proposals. Overall, there were many questions that needed to be answered before going forward. The only proposal that passed the first round was the Private Drain Proposal because of its feasibility and the 2015 amendment that was included in the Home Equity Assurance Act. It was explained that while members could use the HILP for sewer repair, some members were shy of the 20% equity or did not have an adequate credit score; but nevertheless, were still paying into the SWHEAP fund. One of the main concerns was from Commissioner Kurtovich regarding seeking legal consultation on collaborating and comingling funds with other government programs. Commissioner Kurtovich also added that the Act states that people could not let the maintenance of their property go. Other Commissioners chimed in that while it did state that, there was enough room for interpretation in providing assistance on ensuring the values of the homes. Commissioner Tully also mentioned how essential programs like this would be helpful for homeowners on fixed incomes like senior citizens. As discussion concluded, the Private Drain Program proposal passed the first round. However, there were still details that needed to be addressed before officially enacting it into the new fiscal year. That was to be followed up with at the next meeting. Commissioner Nice asked for a motion to investigate and develop the private drain program assistance. Commissioner Tully motioned to accept and Commissioner Kurtovich seconded the motion.

Subsequently, the Commissioners then broke into Executive Committee session to discuss personnel budget. At this time, Ms. Gaspar, Ms. Bekele and 1 member of the public were then escorted out of the room before discussion took place. After Executive Committee session concluded, it was noted that the Board of Commission voted for all paid personnel to receive a pay raise.

OLD BUSINESS

None

ADJOURNMENT

Commissioner Kurtovich motioned to adjourn. It was seconded by Chairman Nice. All in favor, all voted "aye."

Respectfully submitted,

John Tully
Secretary