

**Preble Metropolitan Housing Authority
Regular Board Minutes
308 Eaton Lewisburg Rd., Eaton, OH
January 26, 2026, 1:00 p.m.**

Members Present:

Suzy Cottingim
Dave Haber
Kathy Clapp
Craig Moormeier
Brittany Bulach

Staff Present:

Janelle Caron
Tammy Caler

Guests Present:

Dave called the meeting to order at 1:00 p.m. The attendance roster will serve as roll call.

Approval of minutes. Minutes of annual meeting from October 27, 2025, were reviewed. Suzy made a motion to accept the minutes. Dave seconded the motion. Minutes approved.

Approval of Financial Reports. Reports were reviewed from October – December 2025. There was discussion. Kathy made a motion to approve the reports. Suzy seconded the motion. Financials approved.

Communications. Communications with Mr. Tharp our Portfolio Management Specialist- discussed releasing 5 additional vouchers by the end of February. Suggested using PBV possibly 2. Can always send out an RFP to gather interested parties. Can use HUD held reserves by requesting to do so through our HUD contact.

Reports from the Director. Reports were given to the group. Discussion followed.

Reports from the Committees.

There have not been any meetings of committees. There isn't a current Resident Advisory Chair. The Board recommends sending out quarterly letters to the tenants to get them more involved and try to get a Resident Chair.

Old Business. The financial statements of the PMHA for the year ended March 31, 2025, were audited by BHM CPA group. There were no findings. We have received a 4-star rating in the StaRS Rating System by the Ohio Auditor of State. The StaRS program was implemented to track compliance among public entities, help the public hold government accountable, and provide public officials a standard and incentive in their efforts to operate in an open and transparent manner. Best practices for 4 stars means you have: A method to track public records requests, standard request forms, public records request acknowledgment, public records custodian identified and trained, prompt certified public records training, online presence with upcoming events and office operations, and online presence with official documents. There has been a delay with finalizing the audit at the state level.

New Business

PMHA is currently underserving the number of vouchers. We are not overspending at this time but need to use the HUD held reserves. We will strive to add at least three additional vouchers before the next meeting.

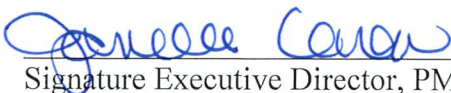
Craig made a motion to adjourn. Kathy seconded the motion. The meeting adjourned at 1:52 p.m.
Next meetings: April 27, July 27, October 26. All meetings are at 1pm except for the annual meeting in October.



Signature PMHA Board Member



Date



Signature Executive Director, PMHA



Date