**HOUSING AUTHORITY OF KITTITAS COUNTY**

**Board Meeting Agenda** **November 19, 2025**

Place: Housing Authority Board Room (2nd Floor 107 W 11th Avenue; Ellensburg, WA 98926)
Also via Zoom link:

https://us02web.zoom.us/j/83104942129?pwd=aYQ9ajF7kFcsMfRpMlbglSkLgEeCtc.1

Meeting ID: 831 0494 2129
Passcode: 673482
One tap mobile: 1-253-215-8782 and follow prompts, including entry of meeting ID (831 0494 2129)

Members & Staff Present: Guests:

___ Nicalee Smith, Commissioner
___ Carole Rhodes, Commissioner
___ John Littel, Vice Chairperson
___ Rob Perkins, Chairperson
___ Jennifer Ellis, Executive Director
___ Katie Haggin, Operations Supervisor

A. OPEN REGULAR MEETING AND INTRODUCTIONS

B. COMMENTS FROM THE PUBLIC AND GUEST

C. APPROVE MINUTES – September 17, 2025 regular meeting Tab 1

D. CONSENT AGENDA Tab 2

A. Approve September 2025 Vouchers
   a. HAKC Voucher for September 2025
   b. HAKC Alder Terrace Voucher for September 2025
   c. HAKC Kittitas RAD Voucher for September 2025

B. Approve September 2025 Project and Activity Status Reports
   a. Housing Status Report
   b. Turnover, Occupancy Rate and Delinquent Tenant Accounts Report
   c. Contract Status Report

C. Approve October 2025 Vouchers
   a. HAKC Voucher for October, 2025
   b. HAKC Alder Terrace Voucher for October 2025
   c. HAKC Kittitas RAD Voucher for October 2025

D. Approve October 2025 Project and Activity Status Reports

a. Housing Status Report

b. Turnover, Occupancy Rate & Delinquent Tenant Accounts Report

c. Contracts Status Report

E. August 2025 and September 2025 Final Financials Tab 3

F. RESOLUTIONS AND ACTION ITEMS Tab 4

a. RESOLUTION 25-1009 Resolution Adopting Operating Budget for the Housing Authority of Kittitas County for the 2025 Fiscal Year – January 1, 2026 through December 31, 2026 (Alder Terrace)

b. RESOLUTION 25-1010 Resolution Adopting Operating Budget for the Housing Authority of Kittitas County for the 2026 Fiscal Year – January 1, 2026 through December 31, 2026 (Kittitas RAD)

G. INFORMATION ITEMS:

- Chairperson Report
- Executive Director Report
- Commissioner Reports

H. Executive Session (if needed)

ADJOURN (Time_____AM)

Next Meeting: December 17, 2025, 7:00 A.M. Regular Meeting

Agenda items with an asterisk (*) indicate material will be provided at the meeting.