HOUSING AUTHORITY OF KITTITAS COUNTY

Board Meeting Agenda **January 21, 2026**

Place: Housing Authority Board Room (2nd Floor 107 W 11th Avenue; Ellensburg, WA 98926)
Also via Zoom link:
https://us02web.zoom.us/j/82502111855?pwd=bw482eFOFm90sEr9n3imyi8aWtQUD8.1

Meeting ID: 825 0211 1855
Passcode: 377931
One tap mobile: 1-253-215-8782 and follow prompts, including entry of meeting ID (825 0211 1855)

Members & Staff Present:

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

Guests:

Rich Larsen, CPA Novogradac LLP
State Auditor's Office

A. OPEN REGULAR MEETING AND INTRODUCTIONS

B. COMMENTS FROM THE PUBLIC AND GUEST

C. HAKC AUDIT EXIT CONFERENCE WITH RICH LARSEN, NOVOGRADAC

D. APPROVE MINUTES – December 17, 2025 regular meeting Tab 1

E. CONSENT AGENDA Tab 2

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

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

F. October and November 2025 Final Financials* Tab 3

G. RESOLUTIONS AND ACTION ITEMS Tab 4

a. Election of Officers

H. INFORMATION ITEMS:

- Chairperson Report
- Executive Director Report
- Commissioner Reports

I. Executive Session (if needed)

ADJOURN (Time_____AM)

Next Meeting: February 18, 2026, 7:00 A.M. Regular Meeting

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