HOUSING AUTHORITY OF KITTITAS COUNTY
REGULAR BOARD MEETING
Wednesday, January 21, 2026

A regular meeting of the Housing Authority of Kittitas County Board of Commissioners was held Wednesday, January 21, 2026, at 107 W 11th Ave, Ellensburg, WA 98926, held in person and by zoom conference call.

Commissioners Present:
Rob Perkins, Chairperson
John Little, Vice Chairperson
Nicalee Smith, Commissioner

Absent:
Carole Rhodes, Commissioner

Staff Present:
Jennifer Ellis, Executive Director via Zoom
Katie Haggin, Operations Supervisor

Guests:
Rich Larsen, CPA Novogradac LLP
Amy Bunger, State Auditor's Office

OPEN REGULAR MEETING AND INTRODUCTIONS

Rob Perkins, Chairperson, called the meeting to order at 7 a.m.

COMMENTS FROM THE PUBLIC AND GUESTS

Rich Larsen, Novogradac, presented the exit interview for the 2024 Housing Authority of Kittitas County audit. Mr. Larsen stated that Novogradac is an independent auditor providing an unmodified opinion, which is the highest assurance they can give by utilizing the uniform guidance audit standards as well as the uniform guidance for all USDA-RD requirements. In review of HAKC's internal controls, Novogradac discovered no deficiencies. Additional review was done of cash receipts, cash disbursement processes, procurement policy and USDA-RD requirements. In its review, Novogradac looks for any material non-compliance, of which it found none. Mr. Larsen noted that Novogradac works for the Board and if there are any areas of concern or requests to add to the scope of the audit, those can be communicated to him. Mr. Larsen also noted that HAKC is looking solid financially with several years' worth of reserves, at least 7 years' worth. He also noted Novogradac's appreciation in working with HAKC staff and their willingness to provide whatever information is needed for the successful completion of the audit.

DECEMBER 17, 2025 MEETING MINUTES

Commissioner Smith moved to approve the December 17, 2025 meeting minutes. Vice Chair Littel seconded. There being no additional comments or questions, the motion passed unanimously.

CONSENT AGENDA

The Commissioners reviewed the December 2025 Vouchers and Project and Activity Status Reports and found no voucher irregularities or other irregularities. There being no additional questions or comments, Vice Chair Littel moved to approve the consent agenda, Commissioner Smith seconded. There being no additional questions, the motion passed unanimously.

OCTOBER 2025 and NOVEMBER 2025 FINANCIALS

Commissioners reviewed the October 2025 and November 2025 final financials. Commissioner Smith moved to approve the same. Vice Chair Little seconded. There being no additional questions, the motion passed unanimously.

RESOLUTIONS AND ACTION ITEMS

a. Election of Officers. Chairperson Perkins opened the floor for nominations for the Board of Commissioners for 2026. Vice Chair Littel nominated Rob Perkins to continue as Chairperson. Commissioner Smith seconded the nomination. There being no additional discussion nor any

other nominations for Chairperson, the nomination was closed. Motion passed unanimously. Chairperson Perkins then opened the floor for nominations for Vice Chairperson. Chairperson Perkins nominated John Littel to act as Vice Chairperson. Commissioner Smith seconded. There being no further discussion nor any other nominations, the nomination was closed. Motion passed unanimously.

INFORMATION ITEMS

- Chairperson Report – Chairperson Perkins had no separate Chairperson report to present.
- Executive Director Report –

  Operations and Maintenance Update

  Ellis provided brief update regarding operations and maintenance, noting that maintenance staff had just completed more INSPIRE training. Unit turns have slowed to some extent allowing maintenance to do other preventative work.

  There is an upcoming AHMA training in Wenatchee for staff. Katie Haggin, Operations Supervisor is completing the WBARS reporting for the tax credit programs.

  Audits
  Partnership audits are underway for 2025 with Novogradac. The State Auditor's Office accountability audit for 2022 through 2024 is wrapping up with a tentative exit conference date of January 29, 2026.

  Pine Terrace
  Pine Terrace again is without its own regional manager and HAKC will be working with an interim manager for the time being. HAKC had been conducting and will continue to conduct monthly calls for the property.

  HUD Funding for 2026
  HAKC received correspondence from the Yakima Housing Authority regarding the status of federal funding for HUD for 2026, noting that they will be pausing the issuance of housing choice vouchers until funding is confirmed and folks seeking those vouchers will instead be put on a wait list. The continuing resolution from the government shutdown in the fall of 2025 only funded HUD through January, 2026 so if the spending bill for HUD is passed, there will be funding for 2026 however there may be a slight delay in HAKC's receipt of HAP payments for tenants.

- Commissioner Report – Vice Chair Littel had no separate report but noted that he was plan to attend the SAO exit interview.

Chairperson Perkins announced that the Board would go into executive session for 5 minutes at 7:38 a.m. to discuss potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency per RCW 42.30.110(1)(i). The Board came out of executive session at 7:43 a.m. and Chairperson Perkins noted the Board was going back into executive session for another 5 minutes. The Board came out of executive session at 7:48 a.m. No action was taken in executive session.

There being no more formal business to conduct or discussion, comments or questions, Vice Chair Littel moved to adjourn the meeting. Commissioner Smith seconded. Motion passed. Chairperson Perkins ADJOURNED the meeting at 7:49 a.m.

Next Meeting: February 18, 2026, 7 A.M. Regular Meeting
Minutes respectfully submitted by Jennifer Ellis, Executive Director

SEAL:

Rob Perkins, Chair

ATTEST

Jennifer Ellis, Secretary