



**LEGAL (cont.)**

**COUNTY OF UNION:** WMHC has received documents from Union County pertaining to Emergency Rental Assistance Program. Members have been approved for assistance. According to the Certification & Grant Agreement, states that WMHC agrees to waive late fee and/or any fees associated with members delinquency (i.e. administration fees and legal fees). Cheryl Siegel, WMHC legal counsel, states that “this puts the Corporation in an unfair position, because if it accepts the payment from the County, it will not receive reimbursement for the attorneys’ fees incurred in collecting that monthly obligation from the member”. Our argument continues we are not Landlord/Tenant. Monthly obligations are what keeps the operations of our community and services to continue. The corporation must follow existing protocols to continue to ensure financial stability to all members.

**NEW BUSINESS**

**MEMBER SELECTION:** A motion was made by Judy Thompson seconded by Jonathon Hassinger and carried to approve the following application: Daughter application 4-#1644.

**PART-TIME ASSISTANT:** A member has submitted a letter expressing interest in the part-time assistant manager position on a “pro bono basis”. Member listed their qualifications for the Boards review. A motion was made by Judy Thompson seconded by John DiOrio and carried that the Board is not accepting applications due to a liability issue on premises. The Board has a long-standing commitment to conduct our business in compliance with applicable laws and regulations and in accordance with the highest ethical principles. This commitment helps ensure our reputation for honesty, quality and integrity. The Board has no interest in anyone working on a “pro-bono” basis.

**UNANIMOUS BY ROLL CALL VOTE**

**HOT WATER HEATER:** Member sent an email to the office asking about what steps to take to have their hot water heater assessed for replacement. Member has submitted pictures of the pipes on the water heater that appear to have some corrosion. Please note that member states in email that they are not having any issues with the hot water heater at this time, but would like to make sure there isn’t a risk for it going/pipes rupturing in the near future. Corrosion starts when water is in contact with metal in the presence of oxygen and is one of the main enemies of parts of any plumbing system. Copper pipes can suffer from specific types of corrosion. This particular hot water heater is seventeen (17) years old and should be replaced. Therefore, a motion was made by Jonathan Hassinger seconded by Judy Thompson and carried to have the water heater replaced next week.

**UNANIMOUS BY ROLL CALL VOTE****INFORMATIONAL**

**POLICE REPORT:** Maintenance and a member had a verbal altercation on 12/20/21. A member and maintenance had words when a member saw maintenance working on a sewer line outside in front of units. Maintenance filed a complaint with the Winfield Police Department. Police Report is included for Board Review. Manager followed up with a call to the member and sent a letter with a copy of the police report.

**PUBLIC SEWER SERVICE:** Information for Board review regarding a company that provides sewer main TV inspections and pipe locations. Services include quality video and written reports with the exact footage of sewer lines and a description of the problems areas found by implementing sewer line inspections along with a “Plan of Action” to resolve specific sewer issues. Sewer inspections services include: broken sewer line TV inspection, sewer line problem areas, sewer conditions inspection and several other services.

**INFORMATIONAL (cont.)**

**BASIC EMPLOYEE HANDBOOK:** Please be advised that the WMHC Employee Handbook was submitted to the maintenance department on Wednesday, January 12, 2022 for signatures. Memo requests that signatures be returned by Friday, January 14, 2022. Signature sheets were signed and returned Thursday, January 13, 2022. Union contract will supersede the handbook. All employee signatures were required.

Motion to adjourn was made by Judy Thompson seconded by John DiOrio and carried

Meeting adjourned 8:30 PM.

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William Reuter, Secretary