Pursuant to executive order 2021-15 signed by Governor Pritzker and guidance provided by legal counsel, DuPage Housing Authority conducted this meeting by use of electronic means using Zoom, without a physical quorum present in the boardroom.

Roll Call:
The Chair called the meeting to order, the following members of the Board being present:

- Sherrin Ingram, Chair, Virtual attendance
- John Berley, Vice Chairman, Virtual attendance
- Dru Bergman, Commissioner, Virtual attendance
- Dawn DeSart, Commissioner, Virtual attendance
- Jessica Garmon, Commissioner, Virtual attendance
- Stefanie Garmon, Commissioner, Virtual attendance
- Candace King, Commissioner, Virtual attendance

The following others were also present:

- Cheron Corbett, Executive Director, Virtual attendance
- Byron Williams, Comptroller, Virtual attendance
- Eric Hanson, Special Counsel, Virtual attendance
- Allan Kitchen, Rubino & Company, Virtual attendance
- Ben Karlin, Rubino & Company, Virtual attendance
- Susan Martin, Admin Assistant, Virtual attendance

The Chair declared the presence of a quorum and the meeting began at 9:02 a.m.

Public Comments:
There were no public comments.

Approval of Minutes:
DeSart made a motion, seconded by Hood to approve the minutes of March 14, 2023. The motion carried unanimously with attendance correction.

Financial Report:
- Rubino and Company gave a status update on the audit for FY2022. Their goal is for the audit to be completed by April 30, 2023. Mr. Kitchen stated it is not a HUD requirement to have the Board approve the audit before it is submitted.
- The Finance Committee met on April 18th. The balance sheet continues to be a work in progress as BDO progresses in the audit process. They have completed year 2017. They are scheduled to report to the Board every other month.
- The Balance Sheet highlights were: Admin fees increased due to port-in absorptions, salaries were up due to March being a 3 payroll period month, the consultant line contains BDO charges.
- The Budget seems in line with any variances provided with notes. It will be re-formatted to include more YTD information.
- FY2024 Budget: Progressing on target with a draft due in May.
• QAD update: No news to report.
• FY2024 Insurance Renewal: The broker will report to the Finance Committee next month.
• FY2023 Audit RFP: Bids due May 5, 2023.

Executive Director’s Update
Highlights from the report included the leasing goal of 97%, two solicitations a month in the Procurement Dept., and capital project initiatives. Discussion covered wait list data and the DuPage County Affordable Housing Funding. The new non-profit affiliate, I Live DuPage, was announced with having a smaller three board member structure. Attorney Hanson explained that DHA Management Inc. is still an active affiliate but DHA Investment, Inc. has been dissolved. An invitation to participate in a Habitat for Humanity build was extended to the Board.

Presentation of Resolutions:
There were no Resolutions at this time.

Executive Session:
King made a motion, seconded by DeSart to adjourn the Board’s public session and go into Executive Session to discuss Personnel (Section 2 (c)(1)) of the Open Meetings Act, with no return to public session after the Executive Session. The motion carried unanimously, and Chair Ingram adjourned the public session at 9:57 a.m.

Susan Martin
Recording Secretary