

COQUILLE INDIAN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
ANNUAL MEETING MINUTES

Date: September 25, 2025
Time: 2:30 p.m.
Place: Coquille Indian Housing Authority Office
2678 Mexeye Loop, Coquille Tribal Lands, Coos Bay, OR 97420

Notice: The meeting was scheduled by written notice on August 25, 2025, and confirmed by written notice on September 23, 2025.

Chair Doyle called the meeting to order at 2:33 p.m. CALL TO ORDER

Chair Doyle offered the invocation. OPENING PRAYER

Vice Chair Hunter called the roll. Present were Chair Doyle, Vice Chair Hunter, and Commissioner Rocha. Commissioner Chambers was present by video conference. Commissioner Chase was expected to join the meeting in progress. Secretary/Treasurer More and Commissioner Garrett were absent, excused. A quorum was established. ROLL CALL

QUORUM

CIHA staff members present were Executive Director Anne Cook, Operations Manager Debbie Dennis, Accounting Manager Marcy Chytka, Projects Supervisor Scott Platter, Housing Programs Manager Tracey Mueller, and Housing Programs Specialist Tiffany Hargis.

CITC Chapter 130 and CIHA's Bylaws, Code of Conduct, and Confidentiality Agreement were provided in the meeting materials available online. (Copies attached to these minutes.) ELECTION OF OFFICERS

The Board waived the reading of officers' duties. Review of Officers Duties

Chair Doyle opened nominations for the office of Vice Chair. Vice Chair

Commissioner Rocha nominated incumbent Vice Chair Hunter, seconded by Commissioner Chambers.

Hearing no further nominations, Chair Doyle closed nominations and declared Denise Hunter elected to the office of Vice Chair by acclamation.

Commissioner Rocha moved to combine the offices of Secretary and Treasurer, seconded by Vice Chair Hunter. Motion carried. Secretary/Treasurer

Chair Doyle opened nominations for the office of Secretary/Treasurer.

Vice Chair Hunter nominated incumbent Secretary/Treasurer More, seconded by Commissioner Rocha.

COQUILLE INDIAN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES

Date: September 25, 2025
Time: 2:45 p.m.
Place: Coquille Indian Housing Authority Office
2678 Mexeye Loop, Coquille Tribal Lands, Coos Bay, OR 97420

Notice: The meeting was scheduled by written notice on August 25, 2025, and confirmed by written notice on September 23, 2025.

Chair Doyle called the meeting to order at 2:45 p.m. CALL TO ORDER

Waived. INVOCATION

Vice Chair Hunter called the roll. Present were Chair Doyle, Vice Chair ROLL CALL
Hunter, and Commissioner Rocha. Commissioner Chambers was
present by video conference. Commissioner Chase was expected to join
the meeting in progress. Secretary/Treasurer More and Commissioner
Garrett were absent, excused. A quorum was established.

QUORUM

CIHA staff members present were Executive Director Anne Cook,
Operations Manager Debbie Dennis, Accounting Manager Marcy
Chytka, Projects Supervisor Scott Platter, Housing Programs Manager
Tracey Mueller, and Housing Programs Specialist Tiffany Hargis.

None. PUBLIC COMMENT

Minutes of the July 31, 2025, regular meeting were provided in the MINUTES
meeting materials available online. (Copy attached to these minutes.)

Commissioner Rocha moved to approve the minutes of the July 31,
2025, regular meeting, seconded by Commissioner Garrett. Motion
carried.

None. AMENDMENTS
TO AGENDA

Resident Services, Homeowner Assistance Repair Program, DEPARTMENT
REPORTS
Maintenance, Projects, and Accounting reports for July and August
2025 were provided in the meeting materials available online. (Copies
attached to these minutes.)

Housing Programs Manager Tracey Mueller, Operations Manager
Debbie Dennis, Executive Director Anne Cook, Projects Supervisor
Scott Platter, and Accounting Manager Marcy Chytka reviewed and
responded to questions regarding the department reports.

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Commissioner Chase joined the meeting by video conference at 2:57 p.m. Commissioner Chambers left the meeting at 3:00 p.m.

SPECIAL ORDER

Commissioner Chase moved to approve the department reports, seconded by Commissioner Rocha. Motion carried.

A flyer for the KRA barbecue held September 20, 2025, and Tribal Police Department reports for July and August 2025 were provided in the meeting materials available online. (Copies attached to these minutes.)

AFFILIATE
REPORTS

KRA Chair Tiffany Hargis reviewed and responded to questions regarding recent KRA activities.

Kilkich Residents
Association

Executive Director Cook reviewed and responded to questions about recent Tribal Police Department activities.

Tribal Police
Department

Commissioner Rocha moved to approve the affiliate reports, seconded by Vice Chair Hunter. Motion carried.

A Master Projects List dated September 25, 2025; proposed FY25 Self-Monitoring schedule; email from Jason Traylor dated August 27, 2025, regarding energy savings attributable to CIHA's warehouse solar installation; 2025 CIHA Board and Staff Financial Planning Training Materials; NAIHC Press Release dated July 27, 2025, regarding FY26 funding; National Association of Home Builders Eye on Housing dated August 6, 2025, regarding America's Housing Supply Crisis; memoranda from CIHA Attorney Ed Clay Goodman dated August 8, 2025, and September 4 and 5, 2025, regarding federal funding, legislative issues, and recent NAIHC activities; 2025 Oregon by the Numbers publication produced by Oregon State University and the Ford Family Foundation; and, Sole Mates Walking Guide for Coos Bay and North Bend were provided in the meeting materials available online. (Copies attached to these minutes.)

EXECUTIVE
DIRECTOR'S
REPORT

Executive Director Cook reviewed and responded to questions regarding the status of current work priorities, other active items, projects completed since the last report, and recent issues.

Commissioner Chase moved to approve the Executive Director's report, seconded by Commissioner Rocha. Motion carried.

Vice Chair Hunter shared that there may be a need for a laundromat on Tribal lands and wondered if a rental unit at the warehouse could be used for that purpose. Executive Director Cook noted that all of the warehouse rental units were currently leased to the Tribe and that the terms of the bond financing for construction restricted commercial

BOARD
COMMUNICATIONS

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activity. Those in need of financial assistance were urged to contact Community Services for help purchasing laundry equipment or funds to use a local laundromat.

Chair Doyle conveyed a request from a resident asking that pest control be rescheduled from Friday morning to another day of the week to accommodate school and youth program closures on Friday afternoon.

BUSINESS

The entry form for the 2025 Renter Front Yard Makeover Drawing was provided in the meeting materials available online. (Copy attached to these minutes.)

FY 2025
Renter Front Yard
Makeover Contest

Commissioner Rocha drew from the three qualifying entries received by the contest deadline. The winning entry was submitted by the resident of 2605 Mexeye Loop.

None.

PUBLIC COMMENT

The next regular meeting was scheduled to be held October 30, 2025, at 2:30 p.m.


NEXT MEETING

The meeting was adjourned at 4:55 p.m.


ADJOURNMENT

Prepared by:

Approved by:



Debbie Dennis
Administrative Services Manager



Signature 10/30/2025
Date

Vice Chair
Title