

**Cumberland Plateau Regional Housing Authority
Board of Commissioners Meeting
Lebanon, Virginia
August 6, 2026**

Commissioners Present:

Ramona Simmons
Judy Lockridge
Richard Blankenship
James Horn
Sabrina Stanley
Jim O'Quinn

Ramona Simmons called the Cumberland Plateau Regional Housing Authority Board of Commissioners' August 6, 2026 meeting to order at 11:00 a.m., and a quorum was determined present. Ramona welcomed Sabrina Stanley to the Authority Board of Commissioners.

Ramona Simmons asked for a motion to approve the August 6, 2026 Board of Commissioners' agenda. Judy Lockridge moved to approve the agenda. Richard Blankenship seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; Judy Lockridge, aye; Sabrina Stanley, aye; James Horn, aye; Jim O'Quinn, aye. Secretary Keith Viers certified the roll-call vote.

Mr. Keith Viers asked for a nomination and board approval for a new Chairman and Vice-Chairman. Richard Blankenship nominated Ramona Simmons for Chairman, and James Horn nominated Judy Lockridge for Vice-Chairman.

Ramona Simmons asked for a motion to approve Ramona Simmons as the new Chairman. James Horn moved to approve the nomination. Richard Blankenship seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; Judy Lockridge, aye; Sabrina Stanley, aye; James Horn, aye; Jim O'Quinn, aye. Secretary Keith Viers certified the roll-call vote.

Ramona Simmons asked for a motion to approve Judy Lockridge as the new Vice-Chairman. James Horn moved to approve the nomination. Richard Blankenship seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; Judy Lockridge, aye; Sabrina Stanley, aye; James Horn, aye; Jim O'Quinn, aye. Secretary Keith Viers certified the roll-call vote.

Ramona Simmons asked for a motion to approve the June 4, 2026 Board of Commissioners' minutes. James Horn moved to approve the minutes. Jim O'Quinn seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; James Horn, aye; Jim O'Quinn, aye. Judy Lockridge and Sabrina Stanley abstained. Secretary Keith Viers certified the roll-call vote.

PUBLIC COMMENTS

No public comments

COMMUNICATIONS & BILLS

Mr. Keith Viers stated that the occupancy report was at 93% at the end of July. He reported that Haysi has eleven vacancies due to a few move-outs and evictions, along with several units being offline because of fire damage.

Mr. Keith Viers highlighted a few checks from the register which included: a travel check to Keith Viers for expenses during a Virginia Housing board meeting in Richmond; a check to Sleep Inn & Suites for temporary lodging of residents due to a fire; a check to Quesenberry Construction for final payment and closing out the project. Mr. Keith Viers stated that most of the check register transactions were routine expenses.

Mr. Channing Hubbard stated that the cash balance at the end of July was \$1,021,000.00 and pointed out that it is a lower balance than we carried for several months.

Judy Lockridge moved to approve the July finances. Richard Blankenship seconded the motion, which was unanimously approved by the following roll-call vote; Ramona Simmons, aye; Judy Lockridge; aye, Richard Blankenship, aye; Sabrina Stanley, aye; James Horn, aye; Jim O'Quinn, aye. Secretary Keith Viers certified the roll-call vote.

DIRECTOR'S REPORT

Mr. Keith Viers included within the board packet the obituary for the former Chairman, Mr. Harry Truman Mullins, and indicated that he would like to dedicate a plaque of memory on-site at the Main Street Villas honoring the late Mr. Mullins.

Mr. Keith Viers pointed out that the ROSS Coordinator is collaborating with the housing managers to bring Southwest Virginia Community College on-site to assist the older children and recent graduating residents. He also included within the packet an article from the Lebanon News on *Feeding Southwest Virginia Summer Food Program*, which our resident children greatly benefited from.

Mr. Keith Viers asked the board to consider altering the November and December board meeting dates to Wednesday, November 4th and Wednesday, December 2nd.

UNFINISHED BUSINESS

Item 9 (A) Centennial Heights Water System - Mr. Keith Viers stated that 100% of the water system has been transferred to the PSA.

NEW BUSINESS

Item 10 (A) Meetings to be Public— Mr. Eric Reeher stated that a public meeting notice and agenda must be posted three working days prior to a meeting, and that no final action may be taken on an item that was added to the agenda the day of a meeting.

With no further comments or items to be discussed, Ramona Simmons announced the meeting will be adjourned. The next meeting date is scheduled for Thursday, September 3, 2026 @ 11:00 a.m. in the Fox Meadow Conference Room. James Horn moved to adjourn, and Richard Blankenship seconded the motion. The meeting was adjourned by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; Judy Lockridge, aye; Sabrina Stanley, aye; James Horn, aye; Jim O'Quinn, aye. Secretary Keith Viers certified the roll-call vote.

Ramona Simmons, Chairman

ATTEST:

Keith L. Viers, Secretary

SEAL: