

TEXAS HOUSING ASSOCIATION
BOARD MINUTES
October 29TH, 2015
Austin Texas

President Cal Davis called the meeting to order at 9:00.

Roll Call.

Excused Absences; Correspondence was received from the following excusing their absence from the board meeting:

Hope Ortiz – Cuero Housing Authority

Biller Miller – Tahoka Housing Authority

Monica Moneymaker – Borger Housing Authority

Sherri McDade – Denton Housing Authority

Tara Pittman – Center Housing Authority

Robert Crow made motion to approve the excused absences. The motion was seconded by Selarstean Mitchell. All were in favor, motion carried.

Minutes of August 19th meeting held in Galveston Texas – the board would like record of the meeting place in header with date and all in attendance added as an attachment to the minutes. Motion made by Kim McGilvray to approve the minutes as presented. Mike Chapman seconded motion. All were in favor, motion carried.

TREASURER REPORT – Robert Crow presented the treasurer's report. The profit and loss and balance sheets are in the packet for review. This is the best year we have ever had since Robbie has been treasurer. The hard work Linda and Jennifer put in to make it happen is much appreciated. Training and conference did very well this year. Becky Leal asked if we have a mission statement because it seems like we are focused just making money, could we decrease the costs of training. Cal Davis stated that we do cost comparisons and THA is less expensive than others. Linda Bryant informed the board that we cannot lower prices, peer trainers have had an increase in the amount they are paid. This was a flush year but you can't predict how the next years will go. THA has had some very lean years in the past. Thought needs to go to the continuation of the agency. Rudy Ramirez made the motion to approve the treasurer's report. The motion was seconded by Vicky Young. All were in favor, motion carried.

ADMINISTRATIVE REPORT – Stan Dulaney presented the administrative report. A bonus was approved for Linda in lieu of a salary increase. The amount presented to the board was \$5,000. – Vicky Young made the motion to approve the bonus. Rudy Ramirez seconded the motion. Cal Davis stated that he works with Linda and Jen constantly, you could not find a better pair. Mike Chapman asked why not a 3% annual raise because just a bonus is hurting her in the long run. Robert Crow stated that Linda Bryant is very happy with where she is salary wise. If we are not in a position to give the bonus we are not obligated. Kim McGilvray asked what the amounts of Linda Bryant's and Jennifer Dugan's salaries are. Robert Crow will find that information out for the next board meeting. Selarstean Mitchell asked if

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the salary line item 5000 in the budget reflects the salary amounts. Per Robert Crow it does not. All were in favor, motion carried.

ANNUAL CONFERENCE COMMITTEE REPORT – Linda Bryant presented the report. The committee was increased by 10 people. The member services and conference committee combined. The conference will have the same format. There will be a motivational speaker for initial session instead of a HUD speaker. The theme this year will be escape from the zoo. Reception theme will be going ape with a crazy animal hat contest. Looking at a carnival theme or animal house party theme for the Wednesday night party with games, group games, volley ball, face painting, photo booth, balloon animals, armadillo races and such. Considering a bowling tournament instead of golf. This year for a red ticket we will consider donations of items for an animal shelter or stuffed animals for victims of domestic violence. The committee does not want to do Galveston three years in a row but will consider Moody for 2020. The board discussed that Moody Gardens was a great family place for a conference, was very well attended and did very well financially. Moody Gardens worked very hard for THA and Linda. Robert Crow inquired about the canned food drive. 778 pounds of food were collected enough for approximately 648 meals. The board would like to see more Section 8 classes. Since the occupancy class was running there was nothing else for Section 8. Aileen Montgomery asked how much we paid for the totes, badges and chargers. Linda Bryant stated that finding vendors for the chargers was difficult. JoAnn Rodriguez made the comment that when vendors go to other conferences they give out better prizes. Our procurement process is too hard for it to be worth it to some vendors. This is the one time that vendors can legally court us. Lisa Perata asked if vendors have been surveyed to see if they picked up any business. Robert Crow made the motion to have the 2018, 2019 and 2020 conferences at Moody Gardens. Rudy Ramirez seconded the motion. The motion was put to a vote. 12 ayes were recorded, 8 nays were recorded. The ayes carried the motion, motion passed.

FINANCIAL COMMITTEE – Robert Crow presented the report. The finance committee had a good meeting with the main focus on the budget for 2016. They added \$5,000 to the salary amount and it will be broken out on the budget into a separate line so it will be easier to see also \$400 will be moved into the 820 account for FICA. There were some questions about expenses last year. Committee thought they had approved a \$5,000 bonus last year but it looked like it was recorded as \$3,500 in expenses. With the changes the surplus needs to be reduced \$2,591. Motion to approve the budget was made by Peggy Gaydos. Motion was seconded by Rudy Ramirez. All were in favor, motion carried.

With the surplus of \$71,000 this year it was recommended that the reserve fund for the scholarships be fully funded rather than increasing it \$4,000 per year. Robert Crow made the motion to fully fund the scholarship reserve account this year. Tammy Hensarling seconded the motion. All were in favor, motion carried.

MEMBER SERVICES – report presented by Cristi LaJeunesse. The committee combined with the Annual Conference committee. The need for working members that can assist at conference was stressed. Assigning a committee member to each room for a specified period of time to facilitate the class was discussed. We will continue with the scavenger hunt but will change the method of the game this year. The point of the game is to encourage mingling and talking to individuals you might not otherwise approach. Above and Beyond and Out of the Box will continue this year. We will stress that Out of The

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Box ideas don't necessarily need to be projects that cost money but were innovative using the resources available to the agency. A form will be created to help with the gathering of information on the project so that the same type of information will be received from each agency. The t-shirts sales did well, generating about \$1,200 that member services will be able to use for giveaway items to the attendees.

TRAINING COMMITTEE – Linda Bryant presented the report. This meeting the committee started standardization of the presentation. This meeting they worked on fair housing. The fee paid to the trainers was raised to \$500 to compensate for the time put into trainings prior to the scheduled training. In response to the HUD SPEARS Cristi LaJeunesse is doing an on demand section 3 training.

NEW BUSINESS –none

OLD BUSINESS – Someone needs to look at the documentation on screening company, Western reporting out of Utah. Robert Crow said the service was a lot more than he needed and the pricing was a little high. He would never use it. There will be a new acting regional director will be acting out of Houston HUD Field Office.

WTCPHA – regional report presented by John Salcido. The replacement for Bernadine Spears is Jeanette Castañeda from Midland Co. Calvin from Monahan's is retiring. The last meeting was in Fort Davis. David Storms attended and 12 directors were present. They also discussed possible trainings, they are going to continue with \$500 scholarship fund.

TOTHA – Mike Chapman stated that there have been no meetings since conference. They are getting a new director in Ralls and Crosbyton.

SETHA – Tammy Hensarling presented the report. The last meeting was September 23rd. HUD Houston asked for a block of the time. HUD said they need to do the Section 3 and Executive Compensation reports. Nicky Ybarra came back and she showed them how to set up a consultant to help them do these things. There are a couple of new directors, one is in Center.

NTHA – Selarstean Mitchell presented the report. They have had a couple of meetings and formed a committee, lead by Mary Ann Russ, to have a regional/consortia to work with the new AFFH report. Invited Mike Clark to talk about the problems with lease up.

NETHA – Stacia Waters presented the report. They met on September 16th in Gladewater and had a presentation on Section 3 reporting. On November 18th will be the Thanksgiving luncheon. A committee has been created to look at support staff training. Tom McClure is retiring from the Marshall Housing Authority.

HAVE – Rudy Ramirez presented the report. They will attend the Flores Stock show in March to raise money for scholarships. They will have a meeting with HUD San Antonio Field office on the 2nd and 3rd of December. There is a commissioner training scheduled in mission with Soila Nethery on November 5th.

HAESW – Nora Rodriguez presented the report. They have not really met with other housing authorities because everyone has been involved with working on converting to RAD.

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CTHA – Lisa Perata presented the report. The director from the McGregor Housing Authority, Joan Wright, was elected as president. To raise interest in CTHA the group sent out a survey to find out if Housing Authorities were going to other organizations. Nicky Ybarra gave training on flat rents. They sent out a survey to see what training housing authorities wanted. They want to see small agency tips, EIV training, procurement, CFP, and new executive director training. The next meeting will be January 7th at Corsicana.

CHAT – Aileen Montgomery presented the report. Margaret Sandoval, with HUD came in September and did training on EIV. A policy retreat has been scheduled in November and the pot luck Christmas dinner is scheduled for November 19th in Kenedy.

BCHA – Dee Zachary presented the report. The annual meeting will be in Abilene on November 12th and 13th. Nicky Ybarra will train at the annual meeting and also mental health staff from Abilene will present training.

Move to adjourn – 11:16

Texas Housing Association Board of Directors 2016

Board meeting October 29th, 2015 in Austin Texas – Holiday Inn – Middle Fiskville Road

President	Cal Davis (New Boston, Bowie Co.)	Present
1st VP	Rebecca Leal (Poteet)	Present
2nd VP	Peggy Gaydos (Ingleside)	Present
Treasurer	Robby Crow (Nacogdoches)	Present
Secretary	Cristi LaJeunesse (Kenedy, Beeville)	Present
Pres. Elect	Stan Dulaney (Gladewater)	Present
Past President	Bill Miller (Tahoka)	Excused Absence
BCHA	Dee Zachry (Dublin)	Present
	Kim McGilvray (Decatur)	Present
CTHA	Vicki Young (Meridian)	Present
	Lisa Perata (Killeen)	Present
CHAT	Aileen Montgomery (Devine)	Present
	Hope Ortiz (Cuero)	Excused Absence
HAESW	Virginia "Gina" Limon (Uvalde)	Present
	Nora Rodriguez (Cotulla)	Present
HAVE	Daisy Flores (Cameron Co.)	Present
	Rudy Ramirez (Edinburg)	Present
NETHA	Steve Martin (Mt. Pleasant)	Present

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	Stacia Waters (Atlanta)	Present
NTHA	Sherri McDade (Denton)	Excused Absence
	Selarstean Mitchell (Fort Worth)	Present
SETHA	Tammy Hensarling (Newton)	Present
	Tara Pittman (Centerville)	Excused Absence
TOTHA	Mike Chapman (Lubbock, Lockney, Floydada)	Present
	Monica Moneymaker (Borger)	Present
WTCPHA	John Salcido (Pecos)	Present
	Jeanette Castañeda (Midland Co.)	Present