

TEXAS HOUSING ASSOCIATION
BOARD MINUTES
October 25th, 2017
Austin Holiday Inn

President Stan Dulaney called the meeting to order at 9:10.

Roll Call.

EXCUSED ABSENCES—Correspondence was received from the following excusing their absence from the board meeting:

Sherri McDade – Denton Housing Authority

Aileen Montgomery – Devine Housing Authority

Lisa Perata – Killeen Housing Authority

Peggy Gaydos – Ingleside Housing Authority

Tammy Hensarling – Newton/Jasper Housing Authority

Nora Rodriguez / Gina Limon – SW area organization has disbanded – currently no representation

Stan Dulaney made motion to approve the excused absences. The motion was seconded by Monica Money maker. All in favor, motion carried.

APPROVAL OF MINUTES—Minutes of August 23rd, 2017 meeting held at Sheraton in Dallas, Texas were presented for review and discussion. Motion made by Kim McGilvray to approve the minutes as presented. Selarstean Mitchell seconded motion. All in favor, motion carried.

TREASURER REPORT / FINANCE COMMITTEE REPORT— Robert Crow presented the treasurer's report and finance committee report jointly. The finance committee looked at the year that closed and considered it quite carefully, money was lost on conference, about \$11,000. Since 2009 we have done well at conference except in Fort Worth when we lost \$3,000 at the Omni. This year had the highest expenses ever but we grossed the third highest in income. Food costs are hard to estimate and Linda feels she was talked into some services at the hotel that she should not have been. There were other costs like 25% gratuity that had only been 20% in the past, gratuity on A/V of 25% was charged, beverage sales tax and two sets of people to pay gratuity on like cash collectors and bartenders were extras as well. When Linda added up the costs of all the meals and expenses it fell well under the registration fee per person. A/V gratuity was not in the contract. Robbie would like to see the members educated so they understand the impact on cancelling rooms and how that impacts the bottom line for THA. Overall the finance committee was very pleased with the cumulative performance of THA over the year. The committee also reviewed training costs and expenses. This year our net profit on training was the highest it has been since 2009.

Discussed the proposed budget and the finance committee would like to recommend a \$5,000 bonus for Linda this year. Committee believes the conference at Moody Gardens conference will generate \$7,000 more in income for conference. They recommend increasing conference income by \$7,000 and an addition of \$5,000 to salaries. Scholarships were increased by \$8,000. They were increased by \$4,000 for trade school or vocational scholarship. Alpha Barnes did donate \$1,500 and the raffle through

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member services generated \$1,500. Robbie Crow made the motion to approve the budget as presented with the suggestions included by the finance committee. Rudy Ramirez seconded the motion for budget approval. All in favor, motion carried.

Rudy Ramirez made the motion to approve the treasurer's report. The motion was seconded by Kim McGilvray. All in favor, motion carried.

ADMINISTRATIVE REPORT – Stan Dulaney presented the administrative report. The committee will have a new contract to put before the board at the February or March meeting. Linda has an idea for the administrative committee. Stacia Waters made the motion to accept the Administrative Committee Report. John Salcido seconded the motion. All in favor, motion carried.

SCHOLARSHIP COMMITTEE REPORT – Steve Martin presented the report. The committee met and suggest a new scholarship for technical and trade type schools. Up to six \$1,000 scholarships will be available for award. The committee would like to see up to at least 4 given each year. A suggestion made to do 4 trade schools scholarships at \$2,000 each. Two applications have been created, one for regular scholarship and one for trade schools. Robbie Crow suggested offering trade-school for kids completing GEDs and suggested that scholarships only be paid to the trade-school. Dee Zachary made motion to make the changes to the scholarship policy to include the technical and trade schools for up to four \$2,000 scholarships. Stacia Waters seconded the motion. All in favor, motion carried.

ANNUAL CONFERENCE COMMITTEE REPORT – Linda Bryant presented the report. It was suggested by the administrative committee to look at the by-laws and the requirement to hold the general session meeting at conference. It was used to vote on the officers, now that is done by email. The awards and TML Presentation can still be done in an overall general session. Robbie Crow suggested we look back at the charter and see how the organization is structured. Is it required by the Charter? Linda Bryant will research so the board can make decision.

Monday evening, instead of welcome drink we will have an opening reception, at the Moody Garden beach, and Stan Dulaney's band could play and light snacks could be served. Maybe consider a karaoke machine so there is optional entertainment. Consider having the snacks and everything the same at Moody Gardens this year and make changes for year 2 and 3 as necessary. The theme this year is Mardi Gras. Next year we will do a charting the course cruise theme. The current agenda set up is working well, the committee was in favor of keeping the format. Proposed to do away with door prizes by agencies, raise registration by \$25 and use \$15 of each registration and give that out as door prizes during general sessions, the luncheon and the big party as door prizes. This money would be used for bingo prizes as well. Won't have door prizes during tradeshow, only vendor door prizes. 10 am to 11am on Wednesday will be for decision makers only with the vendors, going to ask for designation on registration form to note who will be the gold star admission, the decisions makers, for the tradeshow. Will go back to food drive for red tickets. The party Wednesday night; maybe a Mardi Gras parade competition, regional groups will make a float or dress-up, throw beads and candy, have a casino night and live band. Linda will look at snacks and finger foods instead a real meal. Masks worn at the party Wednesday night will get an extra red ticket. Trivia luncheon game: put masks over celebrities and the

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trivia will be to identify the person behind the mask. Try drink tickets for the vendors one more year. At the reception for exhibitors consider doing away with the bar. Linda is going to poll the vendors to see how they feel about having the bar at the vendor reception. Going to do light finger foods and desserts and start the party at 7:30.

Stacia Waters made the motion to increase registration from \$350 to \$375. Kim McGilvray seconded the motion. All were in favor, motion carried.

MEMBER SERVICES – report presented by Cristi LaJeunesse. The committee combined with the Annual Conference committee. Instead of “Out of the Box” or “Cool things we have done”, this year we will look at regional organization spotlight. Two entries per region will be presented and voted on by the region they come from. Scavenger hunt cards did well even though the questions were hard. Many people played each card type for an entry in the drawing. We might consider having the scavenger hunt card drawing at the Wednesday night party. We will keep selling the t-shirts, having no sales at conference, all presale was easier. The raffle baskets did amazing. \$735 was given away as a cash prize so \$1,500 was given to scholarships!

TRAINING COMMITTEE – Linda Bryant presented the report. The training committee met in Bedford and discussed pricing. Increased training revenue a little bit from 6 to 10 percent. Our cost is still way under other training offered. We will go back to using hotels. We are going to offer one rate for people that register early and an increase for those that register after the two weeks out mark. Refunds will not be allowed after the two-week mark before the class is to be held. In the process of updating guidebooks for the training classes. Considering an HQS FastTrack and a two-day class that will include the administrative side, SEMAP, scheduling and all types of inspections. The UPCS V will be a year and a half out, SEPHAS two years out. We are adding some classes on tax credit, non-profit and RAD. Robbie is interested in AFHMP training. The Monday sessions did very well at conference.

Robbie Crow made the motion to remove the TxNAHRO training from the THA website. Kim McGilvray seconded the motion. Twelve for, none against. Motion carried.

NEW BUSINESS –Tony Martinez with the Pearsall Housing Authority stated that the SWHE has been dissolved. There are no representatives now.

Motivation Inc. will offer an affordable program and in exchange for promoting and marketing this for them we will get a cut. Motion made by Becky Leal to accept the offer. The motion was seconded by Mike Chapman. All were in favor, motion carried.

OLD BUSINESS – none

REGIONAL REPORTS – regional reports were provided in the board packet for review. Reports provided attached herewith.

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In Attendance October 25th, 2017, Holiday Inn Middlefiskville Road, Austin, Texas -

Executive Board

Stan Dulaney

Cristi LaJeunesse

Robert Crow

Rebecca Leal

Cal Davis

Area Representatives

Dee Zachry

Kim McGilvray

Joan Wright

Hope Ortiz

Sharla Pohl

Daisy Flores

Rudy Ramirez

Steve Martin

Stacia Waters

Ed Thomas

Selarstean Mitchell

Tara Pittman

Monica Moneymaker

Mike Chapman

John Salcido

Jeanette Castaneda

Absent:

Sherri McDade

Aileen Montgomery

Lisa Perata

Peggy Gaydos

Tammy Hensarling