

**TEXAS HOUSING ASSOCIATION
BOARD MINUTES
Holiday Inn/Austin
October 21, 2022**

President Stacia Waters called the meeting to order at 9:05 a.m.

Roll Call

IN ATTENDANCE

Officer	Name
President	Stacia Waters (Atlanta, et al)
1st VP	Steve Martin (Mt. Pleasant)
2nd VP	Peggy Gaydos (Ingleside)
Treasurer	Cal Davis (New Boston, et al)
Pres. Elect	Kim McGilvray (Decatur)
BCHA	Dee Zachry (Dublin)
CTHA	Joan Wright (McGregor)
CHAT	Rebecca Leal (Poteet)
HAVE	Daisy Flores (Cameron Co.)
NETHA	Stan Dulaney (Gladewater) Melissa Hance (Alba, et al)
NTHA	Wayne Pollard (Tarrant County)
SETHA	Joyce Young (Baytown)
WTCPHA	John Salcido (Pecos) Andrew Laabs (Odessa)

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

Cristi LaJeunesse (Kenedy, et al)
Ebbby Green (Taylor, Round Rock)
Tricia Taylor (Port Lavaca)
Deana Broussard (Fort Worth)
Johnna Gibson (Corrigan)
Josh Talley (Memphis)
Sandy Treviño (Lamesa)

No correspondence requesting an excused absences:

Sherri McDade (Denton)
Amy Fava (Ballinger)
Horacio Pequeño (Mercedes)

Motion to approve excused absences made by Stan Dulaney. Motion seconded by Rebecca Leal.
Motion approved unanimously.

MINUTES

Minutes of August 17th meeting held at Hyatt Regency in San Antonio, Texas were presented for review and discussion. Motion made by Kim McGilvray to approve the minutes as presented. Dee Zachry seconded motion. All in favor, motion carried.

TREASURERS REPORT - Cal Davis presented the treasurers report. The profit and loss, balance sheet and Budget vs Actual were presented for review and discussion.

Profit loss – a decrease by \$38,000 – Income #601 – annual 199, 805 – see annual conference expense loss of \$7500 – #603 :income for training workshops = \$142,000 – typically bring in about the same for conference.

2022 Conference income THA is trying to collect \$8600 from PHA's and around \$1300 from Associate Members. Once these amounts are collected that will put us in the positive on the annual conference income.

Discussed that there are some PHAs that have not paid.

Training income is down. We are vetting new trainers to join THA.

Andrew Laabs made the motion to approve the treasurers report. The motion was seconded by Wayne Pollard. All in favor. motion carried.

Committee meeting reports

ADMINISTRATIVE COMMITTEE REPORT - Stacia Waters presented the administrative report.

All who attended the Administrative Committee meeting were Stacia Waters, Cal Davis, Stan Dulaney, Andrew Laabs, Kim McGilvray with a visitor Steve Martin.

Discussed the suggestion box from conference that overall was positive and no suggestions to the Administrative committee.

Discussed updates to ByLaws.

At this point, anything brought to the Administrative Committee automatically goes out to the membership for a vote without Board approval. Change to where the Board has to approve of all items going out to the membership for a vote.

Change was made how the President would retain a committee of (5) members to nomination groups. Added paragraph how a tie would be addressed vs nothing was previously stated in the by-laws. Included tie / run off actions. If someone retires chair + 4 other members. Chair will appoint a member in a vacancy.

Associate vendor dues to be increased from \$200 to \$300 after end of year 2022.

Rebecca Leal made the motion to approve the administrative report. Peggy Gaydos seconded the motion. All in favor, motion carried.

ANNUAL CONFERENCE COMMITTEE REPORT - Jennifer Dugan presented the conference report.

Jennifer brought comparisons for previous years' conference hotels and expenses and then estimation for next year's conference. The committee reviewed comparisons and all agreed how prices have increased.

One item that it was not locked in from previous negotiation was the AV which was a large expense item because AV cost around \$13000 previous year, but this year went up to \$20,000. Committee would like to increase conference registration amount by \$100. Early bird rate (before July 15) would be \$500, then after \$600.

Jennifer noted she is going to review future conference sites. She asked for a contract committee to review contracts and negotiations. We will ask going forward to lock in AV quotes from the hotel. Considering not going to franchise hotels and seeing if hotels like Moody Gardens could be found in other cities. Try to focus on independent hotels vs franchises. Linda Bryant might be a great resource to help THA talk/negotiate with hotels.

Next year's theme in Houston is "THA: A New Frontier". Jen plans to work with Horacio Pequeno to attend an Astros game and also see about taking a tour of NASA.

Wednesday night we want to bring in a band The Line Up Band based out of Galveston, Texas. Tuesday Reception will happen at 3:30 pm to 5:00 pm and only provide appetizers at the meet and greet with vendors.

During the meeting we discussed needing more sponsors. An idea was brought up if you sponsor a certain amount, you would be eligible for a prime spot in the expo booth area along with sharing their company name on our website as well as mention their company name during the band/event at Wednesday night's party. We are considering removing the listing of silver, gold, bronze levels of sponsors at next conference. Consideration to listing actual amounts of the amount that was sponsored. Maybe putting a sign in their booth highlighting they were a sponsoring vendor.

A (6) person team was assigned/asked to reach out to sponsors/associate vendors.

MEMBER SERVICES COMMITTEE REPORT - Kim McGilvray presented the member services committee report. The committee combined with the Annual Conference committee.

T-shirt sales last year went well. Next year, we will use same company. We will use colors: red, steel gray, black. T-shirts will increase to \$20 each.

We are wanting set up a process to order online and pay for them online. Then at conference the t-shirts are only being picked up because they paid ahead of time. This process will eliminate the need to run around at the conference to taking/tracking payments. Also, there was discussion to come up with a new process to help with Wednesday nights t-shirt competition so that we do not need to collect badges then return badges. Need to streamline this process.

Baskets did great/outstanding! Raffles brought in \$4140, \$935 was cash \$936 stayed with membership services and the \$1870 to scholarships and \$500 to the scavenger hunt winner. It was suggested that since we give back a % which is a higher % to scholarships that the consideration was to give back to THA more.

Next year's game will focus more towards the vendors.

Red ticket donations were not that great. Next year would like to have a rep sit at the registration booth to help sell tickets.

Planning to circulate the volunteer sign-up sheet at spring meeting.

Hospitality suite: The board voted last year to do away with. Many people (associate vendors) have come forward to sponsor the hospitality suite. We are bringing it back (allowing it), but we (THA) are not connected with it. We will allow the vendors to have/host and keep the liability.

FINANCIAL COMMITTEE REPORT - Cal Davis presented the financial committee report.

Cal explained there are a couple of items on the budget needs tweaking:

Account #603 - change to \$220,000. Account #802 - change to \$39,000. Account #803 - change to \$22,100. Account #820 - change to \$38,000.

Cal brought up THA dues. We are the lowest in comparison to other organizations. We will review at the next board meeting.

Melissa Hance made the motion to approve the financial committee report. The motion was seconded by Joyce Young. All in favor. motion carried.

Regional Reports

BCHA – Dee Zachry presented the report. They will hold their annual meeting in November in Abilene and will include Clark Hill (Fair Housing).

CHAT – Rebecca Leal presented the report. Report attached herewith.

CTHA – Joan Wright presented the report.

HAVE – Daisy Flores presented the report. Reports attached herewith.

NETHA – Melissa Hance presented the report. Report attached herewith. Next meeting will be in November for their Thanksgiving dinner.

NTHA – Wayne Pollard presented the report. They met to elect officers, but they have not been very active.

SETHA – Joyce Young presented the report. Report attached herewith.

WTCPHA – John Salcido presented the report. Hoping to meet in Allen, TX in December. They are in dire need of hands on maintenance training.

Stan Dulaney made the motion to approve the regional reports. The motion was seconded by Kim McGilvray. All in favor. motion carried.

NEW BUSINESS

Next board meeting location for spring 2023 board meeting to be held at the Marriott Marquis in Houston, TX so that we can see the next conference hotel site.

Conference registration rate to increase to \$500 for early bird and \$600 after.

Wayne Pollard made the motion to approve the conference registration rate increase. The motion was seconded by Rebecca Leal. All in favor. motion carried.

Raise the spouse registration fee to \$200 – flat fee; no individual tickets for meals. Board suggested it changed to \$175.

Wayne Pollard made the motion to approve the spouse registration fee to increase to \$175. The motion was seconded by Joyce Young. All in favor. motion carried.

Request for a contract committee to review future hotel/conference contracts to help Jennifer. President Stacia Waters created a contract committee. Volunteers: Kim McGilvray, Stacia Waters, Melissa Hance, Wayne Pollard, Stan Dulaney, Joan Wright, and Andrew Laabs.

Kim McGilvray made the motion to approve the creation of a contract committee. The motion was seconded by Melissa Hance. All in favor. motion carried.

OLD BUSINESS

Update on TML endorsement check – Jen reached out to several accountants. None were able to answer. Brian Alten shared that the revenue is income and if you don't pay it then THA could lose their 501c3 status. Coming from a nonprofit to a nonprofit, then it is taxable. It was agreed to leave it alone.

Update on website lockdown - Timeline to have the site shut down by March 1, 2023.

Next meeting dates TBD at the Marriot Marquis in Houston, Texas.

Andrew Labbs moved to adjourn. Wayne Pollard seconded the motion All in favor, motion carried. Meeting adjourned.