

TEXAS HOUSING ASSOCIATION  
BOARD MINUTES  
April 6<sup>th</sup>, 2023  
JW Marriot – Houston Texas

President Stacia Waters called the meeting to order at 9:00.

Roll Call -

Motion to approve excused absences was made by Josh Talley and seconded by Kim McGilvray. Excused absences: correspondence received for Joyce Young, Ebby Green, Rececca Leal, Stan Dulaney and Wayne Pollard.

President Waters appointed Steve Martin as parliamentarian.

Minutes of the previous meeting were presented. Peggy Gaydos made the motion to approve the minutes as presented. Josh Talley seconded the motion. Motion carried unanimously.

Cal Davis presented the treasurers report. As the balance sheet shows there is \$320,000 in the bank. The finance committee made the recommendation to put some money into a certificate of deposit to generate more revenue since interest rates are higher. The profit and loss includes the net income through February. Reviewing the budget vs actual, line 600, we are down \$23,000 in dues. The total delinquent dues are \$9,600. About 85 members have not paid their dues. Line 603, workshops is down. As 31% of our budget, training is our bread and butter and necessary income. Line 605, other income, is the TML donation. Expenses are in line with 5 months into the budget, nothing is out of scope. A 5-year comparison budget was requested, it will be ready for the next meeting. John Salcido made the motion to approve the financial report. Sandy Trevino seconded the motion. Motion carried unanimously.

Stacia Waters presented the Administrative Committee report. Dues were discussed. A dues comparison was done, looking at other associations like THA, such as TAA, RRHA, and TxNAHRO. The average for a small group, 50 units or less, is \$212 annually. In looking at other associations our dues are half of what they charge, and our resources provided daily are much greater. Doubling our dues at this point makes financial sense. Andrew Laabs made the motion to approve the increase in dues. Kim McGilvray seconded the motion. Motion carried unanimously.

According to the By-Laws we have agency members and associate members, it has been suggested to change associate members to vendor members and management company members will fall under housing providers. Consider remove the section regarding non-profits and change language so that non-Texas agencies that are members would not have voting rights. Kim McGilvray made the motion to put the changes out to membership for a vote. Melissa Hance seconded the motion. Motion carried unanimously.

Executive Director, Jennifer Dugan, presented the annual conference update. Additional activities that will be available for purchase; Sunday is the Mariners vs Astros and Monday is the Red Sox Vs Astros, Monday tickets are higher. One of the games will have tickets available for purchase. The other excursion will be NASA. There will be four optional classes on Monday. An astronaut will be the keynote speaker for the general session. Wednesday night's party, The Final Frontier, will have The Line Up band and a photo booth with a green screen.

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The Training Committee discussed having a file management track, tax credit sessions and a conversion track, also an Ethics session, a Q&A on HOTMA, Redbook session, and drug training (awareness training). Discussed the AV situation. Jennifer will lock in AV costs.

Kim McGilvray presented the member services report. Dee Zachry suggested charging \$20 per shirt regardless of size and the colors will be red, blue, black, and gray. T-shirts would have to be ordered online and paid for in advance. A small number of T-shirts will be ordered for sale, \$25 per shirt at conference. Sandy Trevino made the motion to approve the cost of the shirts. Peggy Gaydos seconded the motion. Motion carried unanimously.

Cal Davis presented the Finance Committee report. They discussed increasing dues and discussed training for non-members. If you go to another association training costs are always higher if you are a non-member. It was suggested to raise the cost 50% for a non-member. Being a member would have even more benefits. Tricia Taylor made the motion to approve the increase cost in training. Andrew Laabs seconded the motion. Motion carried unanimously.

Steve Martin gave the Scholarship report. There are 14 applicants. One applicant will be changed to a trade school applicant. Suggestions were made to change the application, so the applicant understands that ACT and SAT documentation needs to be received. The committee desires to receive certified documentation of the ACT and SAT scores. Kim McGilvray made the motion to approve the change to application requirements. John Salcido seconded the motion. Motion carried unanimously.

Jennifer Dugan updated the board on the training team's goals. A managing maintenance class will be scheduled in the DFW area. Brant will do a three-day CFP and a two-day procurement training in Austin. An HQS webinar will be scheduled and a webinar on the Online Systems.

Regional reports were presented.

Jennifer Dugan requested Robbie Crow be added as an honorary member. Josh Talley made the motion to add Robbie Crow as an honorary member. Kim McGilvray seconded the motion. Motion carried unanimously.

Old Business.

The Website Lockdown is still in process. Jennifer is still waiting for the IT company to finish the process.

The motion to adjourn at 10:48 was made by Andrew Laabs and seconded by Josh Talley. Motion carried unanimously.

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In attendance -

Stacia Waters (Atlanta, et al)

Steve Martin (Mt. Pleasant)

Peggy Gaydos (Ingleside)

Cal Davis (New Boston, et al)

Cristi LaJeunesse (Kenedy, et al)

Kim McGilvray (Decatur)

Dee Zachry (Dublin)

Joan Wright (McGregor)

Tricia Taylor (Port Lavaca)

Daisy Flores (Cameron Co.)

Stan Dulaney (Gladewater)

Melissa Hance (Alba, et al)

Johnna Gibson (Corrigan)

Josh Talley (Memphis)

Sandy Treviño (Lamesa)

John Salcido (Pecos)

Andrew Laabs (Odessa)