

TEXAS HOUSING ASSOCIATION
BOARD MINUTES
April 25, 2024
Holiday Inn, Austin Texas

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

Roll Call – Sherri McDade, Rudy Ramirez, Deanna Broussard, Johnna Gibson (excused) Joyce Young

Peggy Gaydos made the motion to approve the excused absence. Josh Talley seconded the motion. Motion carried unanimously.

Minutes of the previous meeting were presented. Wayne Pollard made the motion to approve the minutes as presented. Joan Wright seconded the motion. Motion carried unanimously.

Treasurer's Report

Cal Davis presented the treasurers report. The balance sheet shows there is \$403,661 in the bank. Jennifer explained the FICA and Withholding. A QuickBooks Pro fixed the IRS issues. The CPA is working with Jen to make the correct journal entries to clear the accounts. Profit & Loss has actual income of \$317,178.81. Expenses are \$144,927.58 with a net revenue of \$172,251.23. Member service is a negative because a receipt was turned in after the fiscal year. Andrew pointed out that the Budget vs Actual did not match the other reports. They were pulled at different times in QuickBooks. Andrew Laabs made the motion to approve the financials, Josh Talley seconded the motion. Motion carried unanimously.

Administrative Committee Report

Stacia Waters presented the administrative committee report. Changes were made to the personnel policy, changing vacation to being accrued at the beginning of the year with one half of the hours required to be used on vacation or lost and the balance to be paid out upon request by year end. Wording was removed giving benefits to part time employees. Outdated language was removed. Changes made will be effective January 1, 2025. Peggy Gaydos made the motion to approve the changes to the Personnel Policy. Becky Leal seconded the motion. Motion carried unanimously.

Amendments to the By-Laws; Section 1 of the by-laws, amended to change the fiscal year from October 1 through September 30 to a calendar year.

Annual Conference Committee Report

Jennifer Dugan presented the Annual Conference Committee Report. Hospitality Room on Tuesday night has been taken off the agenda. The insurance company says the coverage is an easy addition. Jennifer will find out pricing. Daisy Flores shared that at the HAVE Conference they have the hospitality out on the Gazebo, and everyone is given two drink tickets. This has been tabled until the cost of insurance is resolved.

The Theme is Back to the Beach / Back to the Basics. Wednesday night party will be a throwback to the beach party night with all the games. Tuesday night will be a Beach Bash / Sing or Swim theme.

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For the agenda our Monday classes will be Commissioners 101, Fair Housing, Fast Track Mgt Maintenance, Section 18/22 Conversions.

During conference we will have a HOTMA trac with Housing, HCV, Maintenance, Finance, FSS and Commissioners.

Financial Report

Cal Davis presented the financial report. The committee reviewed proposed revised budget. A couple of items changed. Salaries was reduced along with employee benefits, contracted clerical increased as well as legal. Peggy Gaydos asked why legal was increased. A legal opinion was sought regarding the annual Public Funds Investment training.

Regarding the proposed budget, we receive a check from TML annually that we always put it in savings. This year we received \$76,000, should it be deposited in savings. Cal Davis and Stacia Waters recommended putting it in Savings. Mike Chapman asked if we could get more money from higher interest-bearing accounts, interest rates on CD's are running around 5.4%, and a MMA is 4.5%.

Cal Davis stated the budget will have to be revised to allow for the additional three months in the change of the fiscal year end.

Peggy Gaydos made the motion to approves the revisions. Kim McGilvray seconded the motion. Motion carried unanimously.

President Stacia Waters called for a break at 10:13, meeting reconvened at 10:30

Membership Committee

We will continue with pre-paid t-shirts and the raffle baskets, limited cash in the raffle to \$1,000, allowing more money to be invested in creativity, not limiting the baskets to \$1,000 value. Will go back to a basic game this year.

Scholarship Committee

Steve Martin presented the update. There are no changes to policy. Three applications have been received for technical trade schools, waiting for scores to come in. Ten applications received in all. Four regular and two technical scholarships will be awarded this year at \$4,000 each, including technical scholarships.

Regional were presented. The committee report forms will be amended to reflect training needed by regional organization, board changes at the regional organization and changes to THA board representatives.

New Business –

Ryan from Kalahari resorts presented information for an upcoming conference at their resort.

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Nominations Committee was selected. President appointed Tricia Taylor, President Elect appointed Dee Zachary, First Vice President appointed Steve Martin, 2nd Vice President appointed Andrew Laabs, Past president was not present, Tricia Taylor was asked to appoint a person, she appointed Ronda Franke.

Motion made to adjourn the meeting at 11:45 by Cal Davis. Motion was seconded by Kim McGilvray. Motion carried unanimously.

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)

Ronda Franke (Baird)

Joan Wright (McGregor)

Ebby Green (Taylor, Round Rock)

Rebecca Leal (Poteet)

Tricia Taylor (Port Lavaca)

Daisy Flores (Cameron Co.)

Stan Dulaney (Gladewater)

Melissa Hance (Grand Saline, et al)

Wayne Pollard (Tarrant County)

Josh Talley (Memphis, Post)

Mike Chapman (Lubbock, Ralls)

John Salcido (Pecos)

Andrew Laabs (Odessa, Rankin)