

TEXAS HOUSING ASSOCIATION
BOARD MINUTES
October 24, 2024
Kalahari, Round Rock Texas

President Kim McGilvray called the meeting to order at 9:02 am.

Roll Call –Rudy Ramirez, Wayne Pollard, Ebby Green, Kari Rawls Beard had excused absences.

Stacia Water made the motion to approve the excused absences. Josh Talley seconded the motion. Motion carried unanimously.

Minutes of the previous meeting were presented. John Salcido made the motion to approve the minutes as presented. Ronda Franke seconded the motion. Motion carried unanimously.

Treasurer's Report

Cal Davis presented the treasurers report. The balance sheet shows there is \$448,695 in the bank. Profit & Loss has net income of \$254,835.10. Expenses are \$568,902.54. Net income of \$254,835.10 at end of September. This will have to be amended for the new year end of December 31, 2024. Expenses report for conference netted an income of \$105,115.40.

Proposed budget amendments of \$300,000 for workshop registrations. Overall income decreased to \$771,700. Legal fees increased to \$10,000 from \$2,950 so expenses increased to \$594,000. The surplus increased to \$177,300. A motion to approve the budget amendments was made by Stan Dulaney and seconded by Andrew Laabs. Motion carried unanimously.

Motion made by Dee Zachary to approve the financials. Sean Vandever seconded the motion. Motion carried unanimously.

Administrative Committee Report

Kim McGilvray presented the administrative committee report. Steve Martin, the President Elect, is creating Standard Operating Procedures for the training committee to be presented to the Administrative Committee and then for board approval. Jennifer is looking into insurance for the board members and fore renter's insurance. A personnel contract for two years is recommended for Jennifer Dugan with and \$3,000 bonus. Tricia Taylor made the motion to approve the Personnel Contract. Ronda Franke seconded the motion. Motion carried unanimously.

Annual Conference Committee Report

Jennifer Dugan presented the Annual Conference Committee Report. The theme will be a safari theme, A Walk on the Wild Side. Monday night reception will be at the Red Piano Bar, open from 4:00 to 7:00, we will pay for the bartender. Tuesday general session, Steve the Safari Dude will be the keynote speaker. Tuesday's Trivia Lunch will continue along with the reception with the vendors and bingo. Wednesday night dinner, working out how to give out tickets to Tom Foolery. The conference dates will be August 19th through the 21st. A track of Occupancy Basics will be offered for certification.

Member Services, presented by Cristi LaJeunesse. We will find a way to modernize a game to keep people mingling with each other. The baskets by region did better than ever this year. T-shirts will be available for pre-purchase.

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New Business –

Equifax was tabled.

Motion made to adjourn the meeting at 10:35 by Sean Vandever. Motion was seconded by Josh Talley.
Motion carried unanimously.

In attendance -

Kim McGilvray (Decatur)

Andrew Laabs (Odessa, Rankin)

Stan Dulaney (Gladewater)

Cal Davis (New Boston, et al)

Cristi LaJeunesse (Kenedy, et al)

Stacia Waters (Atlanta, et al)

Steve Martin (Mt. Pleasant)

Dee Zachry (Dublin)

Ronda Franke (Baird)

Joan Wright (McGregor)

Deborah Villarreal (Kenedy)

Tricia Taylor (Port Lavaca)

Daisy Flores (Cameron Co.)

Sean Vanderveer (Sherman)

Taylor Maxwell (Henderson)

Robyn Armstrong (Garland)

Johnna Gibson (Corrigan)

Josh Talley (Memphis, Post)

Mike Chapman (Lubbock, Ralls)

John Salcido (Pecos)

Robert Bennett (Stanton)