

TEXAS HOUSING ASSOCIATION  
BOARD MINUTES  
March 28, 2025  
Kalahari, Round Rock Texas

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

Roll Call – Stan Dulaney, Joan Wright, Rudy Ramirez, Kari Rawls Beard, Josh Talley, and Robert Bennett had excused absences.

Stacia Water made the motion to approve the excused absences. Sean Vanderveer seconded the motion. Motion carried unanimously.

Minutes of the previous meeting were presented. John Salcido made the motion to approve the minutes with corrections. Teylor Maxwell seconded the motion. Motion carried unanimously.

**Treasurer's Report / Financial Committee Report**

Cal Davis presented the treasurer's report. Yearend balance of 2024 of \$435,167.67 is for a total of 15 months. This reflects a gross income of \$837,966.82, \$634,862.26 in expenses and a net revenue of \$203,104.56. They exceed the budgeted revenue and expenses.

This year of 2025 covers two months, reflecting \$9,392.20 in current assets. The revenue of \$102,094.11 includes dues and workshops. The workshop sheet passed out gives a breakdown of income and expense per workshop. We have a net income of \$46,179.96 for two months. Cristi LaJeunesse made the motion to present the financial committee report with the Treasurer's Report. Andrew Laabs seconded the motion. Motion passed unanimously.

Line 604 was budgeted at \$200. A high yield interest rate money market account was opened; the interest is predicted to be \$4,500. Line 605, other income, is from TML. It was budgeted at \$60,000 but TML gave a donation of \$90,412. Line 801 was changed from \$2,500 to \$2,700, due to an increase in phone costs. Line 808 increased because of QuickBooks and IT costs from \$2,200 to \$3,700. MAC Saviors came in to assist with some IT issues.

Cristi LaJeunesse made the motion to create a committee to work with Jennifer Dugan in finding the best options for IT and THA. Wayne Pollard seconded the motion. Motion carried unanimously.

Other line items increased as follows; 811 increased by 550 8650 to 9200; 818 increased to include a treasurer's bond, 820, employee benefits, increased to include all benefits for executive director, 836, unrelated business income tax, changed to \$18,000. All changes net an income of \$205,112.

A motion to approve the treasures report and budget amendments was made by Andrew Laabs and seconded by Ronda Franke. Motion carried unanimously.

**Annual Conference Committee Report**

Jennifer Dugan presented the Annual Conference Committee Report. The group toured the conference space from 4:00 to 5:00. The keynote speaker asked Jennifer to give him examples of work hardships that our group experiences as an industry. We talked to Ryan about the issues with tax exemption when checking in to the hotel and the overall rudeness and unhelpfulness of staff. They will staff accordingly for our heavier check-in times. Apps will be available for T-shirt, raffle tickets and tumbler purchases.

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**Scholarship Committee**

Steve Martin presented the information regarding scholarships. Nine applications have been received. They must be turned in by the 18<sup>th</sup> of April to Jennifer.

Tricia Taylor made the motion to award two more scholarships at \$4,000 since we had no trade school applicants. Dee Zachary seconded the motion. A total of six scholarships will be awarded this year. Motion carried unanimously.

**Training Committee**

Steve Martin created an SOP for the training committee. Discussed copy writing THA materials.

**Administrative Committee Report**

Kim McGilvray presented the administrative committee report. Discussed insurance coverage and proposed by-law changes. Regarding the hospitality room Kim McGilvray said that THA won't provide the room or the alcohol. Wayne Pollard made the motion that THA will not provide a room or alcohol or promote the hospitality room. Sean Vanderveer seconded the motion. Mike Chapman, Cristi LaJeunesse, Deborah Villareal, Tricia Taylor and Andrew Laabs voted against the motion. Motion carried.

Cristi LaJeunesse made the motion to have an attorney review a waiver for participating in events such as the hospitality room and if a Standard Operating Procedure is beneficial. Andrew Laabs seconded the motion. Motion carried unanimously.

Legislative committee was discussed. This was a big year legislatively with impact on Housing Authorities. Previous participation and who might be interested currently in representing THA was discussed. Cristi LaJeunesse asked why we quit working with TXNAHRO and donating money to help offset costs.

How do we drive new vendors to conference? Several board members commented that they ask vendors they work with to participate in conference and refer them to Jennifer.

**New Business –**

Equifax reached out to Jennifer on Wednesday. Sean Vanderveer made a motion to say no to the proposal by Equifax. Wayne Pollard seconded the motion. Motion carried unanimously.

Motion made to adjourn the meeting at 10:42 by Cristi LaJeunesse. Motion was seconded by Andrew Laabs. Motion carried unanimously.

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In attendance -

Kim McGilvray (Decatur)

Andrew Laabs (Odessa, Rankin)

Stan Dulaney (Gladewater) - absent

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)

Ebby Green (Round Rock)

Joan Wright (McGregor) - absent

Deborah Villarreal (Kenedy)

Tricia Taylor (Port Lavaca)

Daisy Flores (Cameron Co.)

Rudy Ramirez (McAllen) - absent

Sean Vanderveer (Sherman)

Taylor Maxwell (Henderson)

Robyn Armstrong (Garland)

Wayne Pollard (Tarrant County)

Johnna Gibson (Corrigan)

Kari Rawls Beard (Woodville) - absent

Josh Talley (Memphis, Post) - absent

Mike Chapman (Lubbock, Ralls)

John Salcido (Pecos)

Robert Bennett (Stanton) - absent