

TEXAS HOUSING ASSOCIATION
BOARD MINUTES
August 20, 2025
Kalahari, Round Rock Texas

President Kim McGilvray called the meeting to order at 1:15 pm.

Roll Call – Stan Dulaney, Cal Davis, Rudy Ramirez, Olga Gonzales and John Salcido 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. Sean Vanderveer made the motion to approve the minutes with corrections. Ronda Franke seconded the motion. Motion carried unanimously.

Treasurer's Report / Financial Committee Report

Andrew Laabs presented the treasurer's report. Workshops are under budget. Total expenditure is \$211,068 with a net revenue of \$209,627. Currently looking at \$223,000 for hotel costs as a ballpark, expecting the cost to be less than \$300,000 total. Per the balance sheet there is \$436,891.57 in bank account. We have not been billed for the two drink tickets as a gift to the vendors. Two hundred gift cards for Tom Foolery were purchased for the Wednesday night event. Coffee was not out Wednesday morning, so we have not been billed for that cost, there are more little incidentals like small food costs that we have not been billed. Next year's conference expense line should be increased by \$50,000 for next year. Wayne suggests onsite registration should be more. Wayne Pollard suggested making early bird July 1 and increasing cost at on site. Motion made by Ronda Franke. Mike Chapman seconded the motion. Motion carried unanimously.

Directors Report

743 attendees are at conference. PHA staff not including maintenance totals 378. There are 81 maintenance attendees, 112 commissioners and 48 exhibitor booths with a total of 89 exhibitors. There are 14 other registrants. The cost is \$750 for vendor members, \$850 for non-members. A vendor liaison is something to consider.

Our next two conferences will be in Fort Worth at the Worthington Renaissance. Sean Vanderveer stated that he and his wife stayed there and checked out because of the air conditioning. There was no air conditioning in the hallways, and the room was uncomfortable.

Motion made by Mike Chapman to have October and spring meeting at the Worthington Renaissance in Fort Worth, so the board can see the hotel. Wayne Pollard seconded the motion. Motion carried unanimously.

New Business –

Steve Martin discussed the cooperative agreement with TX Nahro to share costs for the legislative representative. Steve Martin is working with Gene Reed. Eric Woomer is their current advocate.

Sean Vanderveer updated the board on State law changes in employment contracts.

Cristi LaJeunesse addressed an email that was sent to the Executive Board regarding T-shirts.

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Old 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 2:08 by Sean Vanderveer. 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) - absent

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)

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)

Olga Gonzales (Levelland) - absent

Mike Chapman (Lubbock, Ralls)

John Salcido (Pecos) - absent

Robert Bennett (Stanton)