TEXAS HOUSING ASSOCIATION
BOARD MINUTES
August 26, 2026
Fort Worth Renaissance, Fort Worth, Texas

President Kim McGilvray called the meeting to order at 1:34.

Excused absences – John Salcido, Ronda Franke, and Olga Gonzales.

Stacia Waters made the motion to approve the excused absences. Joan Wright seconded the motion. Motion carried unanimously.

Minutes of the previous meeting were presented. Wayne Pollard made the motion to approve the minutes with a correction reflecting that Olga Gonzales (Levelland) was present at the March 19, 2026 meeting. Ebby Green seconded the motion. Motion carried unanimously.

Treasurer's Report / Financial Report

Cal Davis presented the Treasurer's Report. Revenue is on target at 58% of the year, with expenditures at 35%. The only item off target is workshop income and expense. Line 818 reflects a negative balance due to a change in insurance coverage. The statement of activity and statement of financial position were reviewed; overall, THA is financially healthy.

Dee Zachry made the motion to approve the Treasurer's Report. Mike Chapman seconded the motion. Motion carried unanimously.

Executive Director's Report

Jennifer Dugan presented the Executive Director's report on the conference. Total attendance was 579, including 49 booths with 95 booth attendees and 21 other speakers. Other attendees were made up from PHA Staff, Commissioners and spouses.

New Business

The following slate of officers was presented for the term beginning after this year's conference: President – Steve Martin; President-Elect – Stacia Waters; 1st Vice President – Stan Dulaney; 2nd Vice President – Wayne Pollard; Treasurer – Cal Davis; Secretary – Cristi LaJeunesse.

Dee Zachry made the motion to name Rebecca Leal of Poteet an honorary member. Cristi LaJeunesse seconded the motion. Motion carried unanimously.

Dee Zachry recognized Tricia Taylor for her efforts in assisting with registration and conference.

Stacia Waters made the motion to name Debbie Marshall an honorary member. Steve Martin seconded the motion. Motion carried unanimously.

Ebby Green made the motion to leave the raffle baskets as is, no cash or dollar limit on the value. Wayne Pollard seconded the motion. Motion carried unanimously.

Jennifer Dugan reported feedback regarding staff conduct during the conference, relayed by hotel staff.

Legislative Committee update: Steve Martin was introduced to Bob and Jerry from El Paso. The committee discussed legislative matters involving Congressmen Gates and Bettencourt. There are bills

being introduced that could be very harmful, potentially making public housing authorities financially unfeasible to maintain. This includes repositioned agencies as well.

Old Business

THA's insurance coverage was discussed, including errors and omissions coverage. A quote confirmed that THA is currently covered. The Treasurer is covered under the errors and omissions policy; a bylaw change will be needed to reflect this.

Cristi LaJeunesse made the motion to adjourn. Stacia Waters seconded the motion. Motion carried unanimously. The meeting was adjourned at 2:21 pm.

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In attendance -

Kim McGilvray (Decatur)

Stan Dulaney (Gladewater)

Cal Davis (New Boston, et al)

Cristi LaJeunesse (Kenedy, et al)

Steve Martin (Mt. Pleasant, Pittsburg)

Stacia Waters (Atlanta, et al)

Dee Zachry (Dublin)

Ronda Franke (Baird) - absent

Joan Wright (McGregor)

Ebby Green (Round Rock)

Debbie Villarreal (Kenedy, et al)

Tricia Taylor (Port Lavaca)

Daisy Flores (Cameron Co.)

Adela Gonzalez (Hidalgo County)

Sean Vanderveer (Sherman)

Teylor Maxwell (Henderson)

Wayne Pollard (Tarrant County)

Robyn Armstrong (Garland)

Kari Rawls Beard (Woodville)

Johnna Gibson (Corrigan)

Olga Gonzales (Levelland) - absent

Mike Chapman (Lubbock, Ralls)

John Salcido (Pecos) - absent

Robert Bennett (Stanton)