

MINUTES

ABILENE HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

January 15, 2009

The Abilene Housing Authority, Abilene, Texas, met in Regular Session on January 15, 2009, at 9:30 a.m. in the Cypress Plaza Conference Room, located at 534 Cypress Street, Abilene, Texas. Board Chair Dr. Tanya Smith Brice was present and presided. Other Commissioners present were: Kiddy Boswell, Larry Holmes and Patricia Hippley.

Staff members present were: Gene Reed, Executive Director; Genette Edmond, Public Housing Manager; Paul Falade, Chief Financial Officer; Ebony Bond, Housing Programs Coordinator; Wendy Guidry, Executive Assistant and Tanya Johnson, Public Housing Resident Coordinator. Guests included: Billy Boone, Attorney, Mark Zachary, Housing Authority Attorney, Mona Anderson, Accolade Property Management, Inc., as well as HCV Program Landlord David Webb, who did not sign in.

CALL TO ORDER

Board Chair Brice called the meeting to order at 9:31 a.m.

1.0 Executive Session

The Board went into Executive Session regarding the Duke v. Abilene Housing Authority matter at 9:32 a.m.

The Board came out of Executive Session at 9:53 a.m. with no action taken.

The Board went back into Executive Session regarding the Parkridge Place Apartments matter/claim at 9:54 a.m.

The Board came out of Executive Session at 10:19 a.m. with no action taken.

2.0 Routine Announcements

- Nelrod Conference, Las Vegas, NV, February 17-19, 2009.
- Feedback from the Board regarding the Texas NAHRO Commissioner's Training that they attended.

3.0 Public Comment

- Comments from David Webb, HCV Program Landlord, regarding his January, 2009 HAP.

4.0 Minutes

Commissioner Boswell made a motion to approve the Minutes from November 20, 2008 as presented. Commissioner Holmes seconded the motion. The Board voted.

AYES: Commissioners Holmes, Boswell, Hippley and Board Chair Brice

NAYES: None

The motion carried.

5.0 Consent Agenda

Commissioner Boswell made a motion to approve all Items as presented. Commissioner Hippley seconded the motion. The Board voted.

AYES: Commissioners Holmes, Boswell, Hippley and Board Chair Brice

NAYS: None

The motion carried.

6.0 Executive Director's Status Report

6.1 Operations Report

- Public Housing vs. Housing Choice Voucher with regards to Interim Recertification requirements.
- Purchasing possibilities for Windsor/Carver Townhomes.
- HUD's Occupancy Requirements for LRPH.
- Status of the transfer of HCV Vouchers from the Stamford Housing Authority.
- Strategic Planning Session.
- Community Newsletter.
- Status of the lobby construction in the AHA office.
- Status of the installation of a security camera in the Accounting hallway of the AHA office.
- New Board Packet format.
- Updating AHA By-Laws.
- Landlord Meeting, December, 2008.
- Status of the conversion to Tenmast Software.
- Improving communication with participants, Landlords and the community.
- SEMAP FY2007-2008 submission to HUD.
- Independent Audit.
- Energy Broker.
- TCDRS update.

6.2 Housing Choice Voucher Report

Ms. Bond noted necessary corrections to Board Packet reports and status of utilization. Mr. Reed elaborated on the progress of increasing utilization and noted the time and date for the first HCV Landlord/Tenant Advisory Committee meeting.

6.3 Legal Report

Mark Zachary stated that there were currently no outstanding legal issues to be reported at this time. He noted that he is in the process of finalizing the transition services agreement with the City of Abilene.

7.0 Old Business

7.1 Update on Strategic Planning Session.

Mr. Reed had already spoken to this point during his Operations Report.

7.2 Status of doors and windows installation in AHA main office.

Mr. Reed had already spoken to this point during his Operations Report.

7.3 Advisory Committee update.

Mr. Reed had already spoken to this point during his Operations Report.

7.4 IRC families in LRPH update.

Mr. Reed had already spoken to this point during his Operations Report.

8.0 New Business

Discussion regarding Budget Reporting processes. Discussion regarding appointment/reappointment of Board Members.

9.0 Adjournment

Commissioner Boswell made a motion to adjourn the meeting.
The meeting was adjourned at 11:37 a.m.

Kiddy Boswell, Board Secretary

Vice-Chair or Acting Chair