

MINUTES

ABILENE HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

June 18, 2009

The Abilene Housing Authority, Abilene, Texas, Board of Commissioners met in Regular Session on June 18, 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 and Vanessa Faz.

Staff members present were: Gene Reed, Executive Director; Paul Falade, Chief Financial Officer; Genette Edmond, Public Housing Manager; Chiara Hankerson, HCV Manager and Wendy Guidry, Executive Assistant. Guests included: Mark Zachary, Housing Authority Attorney, David Webb, HCV Landlord and Mona Anderson, Manager, Parkridge Place Apartment Homes.

CALL TO ORDER

Board Chair Brice called the meeting to order at 9:30 a.m.

1.0 Routine Announcements

Mr. Reed announced that Mr. Falade had recently taken and passed the third section (of 4) of the CPA exam. Mr. Reed also introduced Chiara Hankerson, the new HCV Manager. He briefly summarized her background. Ms. Hankerson stated that she was glad to be here and is looking forward to working with everyone.

2.0 Public Comments

Mr. Webb, HCV Landlord, spoke concerning HQS requirements dealing with toilet tank lids and peepholes in exterior doors. Mr. Reed reported that he and Mr. Webb had previously spoken and addressed the toilet tank issue. **Mr. Webb and Ms. Hankerson will schedule a meeting to review regulations regarding requirements for peepholes in exterior doors.**

3.0 Minutes

Commissioner Faz made a motion to approve the Regular Board Meeting Minutes from **May 21, 2009** as presented. Commissioner Boswell seconded the motion. The Board voted.

AYES: Commissioners Boswell, Faz and Chair Brice.

NAYS: None.

The motion carried.

4.0 Consent Agenda

Commissioner Boswell made a motion to approve Items 4.1, 4.2 and 4.3 as presented. Commissioner Faz seconded the motion. The Board voted.

AYES: Commissioners Boswell, Faz and Chair Brice.

NAYS: None.

The motion carried.

5.0 Old Business-None on the Agenda.

6.0 Regular Agenda

6.1 Executive Director's Status Report.

6.1.1 Operations Report.

- HCV Utilization: Appreciation Luncheon and Time Off.
- ACU Intern: Working on Rent Reasonableness Study.
- Workforce Solutions Summer Youth Program.
- Presentation to the Big Country Apartment Association.
- NSP2 Grant Application.
- Final Draft: AHA Logo.
- HUD-VASH Program.
- Staff Training.
- Follow Up: Strategic Planning Session
- Pastor David Leyerly
- Resident Advisory Board
- Commissioners Handbook.
- KTAB-TV segment.
- Online Application.

At 10:20 a.m., the Board recessed for a Break.

CALL TO ORDER

Chair Brice called the meeting back to order at 10:29 a.m.

6.1.2 Housing Choice Voucher Report for **May, 2009**.

Mr. Reed reported that Utilization is currently at 98.5%. He noted that there are also still families with vouchers searching for units. Mr. Reed also noted that the addition of the Sunscape Apartments vouchers will be reflected in the baseline as of June 1, 2009.

6.1.3 Legal Report-Nothing reported under this item.

7.0 New Business

7.1 Employee Changes.

7.2 Discussion and possible approval of a Resolution approving the PHA Annual Plan and the Five-Year Action Plan.

Mr. Reed reported that Nelrod had not yet completed this information. This item will be moved to the next Board Meeting Agenda.

8.0 Executive Session

The Board recessed into Executive Session at 10:35 a.m. pursuant to Sections 551.071 and 551.074 of the Open Meetings Act to seek the advice of the AHA's attorney with

respect to pending and contemplated litigation and personnel matters.
The Board reconvened out of Executive Session at 11:27 a.m.

9.0 Reconvene

There was no action taken.

10.0 Adjournment

Commissioner Boswell made a motion to adjourn the meeting. The meeting was adjourned at 11:28 a.m.

Kiddy Boswell, Board Secretary

Dr. Tanya Smith Brice, Board Chair