

MINUTES

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, July 17, 2025 – 10:00 a.m.

100 Lake Meadows Dr. - Rockwall, TX 75087

1. Call Public Meeting to Order

The meeting was called to order by Rick Crowley at 10:03 a.m. with the following board members being present: Mary Ann Hall, Constance Paris, Rick Crowley, D.L. Mailloux, and Carla Wise. Legal Counsel, Lea Ream, attended via telephone.

2. Pledge of Allegiance

Those present recited the Pledge of Allegiance.

3. Introductions

New RHA Board Member, Constance Paris indicated she has been a resident of Rockwall for 21 years and previously worked in housing for 18 years. She is married with three adult children and five grandchildren from her son in the military.

4. Discuss / act on selection of the following RHA officers:

a) Chair

Rick Crowley made a motion to name Maryann Hall as the chairperson, which was seconded by Constance Paris and passed by a vote of 4 in favor with Maryann Hall abstaining.

b) Vice Chair

Rick Crowley also made a motion to name D.L. Mailloux as vice chair, which seconded by Carla Wise, and which passed by a vote of 4 in favor with D.L. Mailloux abstaining.

5. Open Forum for Public Comments

Rockwall Housing Authority resident, Marie Markley came forward and provided brief comments, expressing that Aurora (RHA's Executive Director) is doing a fantastic job.

6. Consent Agenda Items

a) Discuss / act on approval of minutes from the June 19, 2025 board meeting

Rockwall City Secretary Kristy Teague pointed out one correction needed in the roll call section of the draft minutes. Board Member Rick Crowley then made a motion to approve the minutes with the one correction being reflected. The motion was seconded by Board Member D.L. Mailloux, and it passed unanimously of those present.

7. Discuss / act on RHA's Official Business, Programs and Management, including:

a) Audit of the RHA for Fiscal Year Ending Sept. 30, 2024

Ann Marie Wilson of Laurie Ann Cannon Auditors was present by telephone and provided a review of the audit report, indicating that an unmodified overall clean opinion was issued for the audit, with no concerns encountered regarding the executive director. Ms. Wilson noted that Aurora has been very responsive to emails and phone calls. Board member Crowley commented that with all the changes in the Rockwall Housing Authority, the financials haven't changed much, and navigating changes and new management has gone pretty smoothly overall. Aurora thanked Mary Smith of the City of Rockwall, with Mrs. Smith indicating she really enjoys audits. Mrs. Smith pointed out that Aurora was only present for about half of the time that this audit period covers. After brief discussions, no actions were taken by the board regarding the audit.

b) Update from RHA's Executive Director regarding management of the RHA

Executive Director Aurora Bueno indicated she recently had a conference call with HUD, where a reporting tool called the MRI showed the housing authority was running out of money, but Aurora believes the numbers are wrong. HUD indicated they would like Aurora to recalculate and see if the numbers match what the MRI is showing. Aurora indicated she applied for both shortfall and disaster funding, which is additional funding for the same number of housing vouchers. She also reported on public housing rent collections for the most recent month. An energy audit, required once every five years, was last done in 2011, but a recent one was recently completed. The results showed low circulation of air in apartment units, so it was suggested that ceiling fans be installed. However, maintenance has stated this is not possible due to insufficient electrical capacity within the building. Instead, they have opted to try installing electric fans that are powered by a wall outlet, mounted on the wall, and are oscillating. Aurora indicated the results of the audit do not adversely impact the housing authority; HUD simply wants the energy audit done at least once every five years.

Regarding Staffing, Maintenance, and Unit Vacancy Updates - Aurora reported staffing concerns because Tammy is out all week. In addition, she will be searching for a part-time staff member to assist in the office. Plumbing and air conditioning issues continue, partly due to the building continuing to shift and water from the air conditioning units draining onto floors. Lake Pointe Church just donated \$15,000 for AC units. Bathroom upgrades continue in various units, with 807 Sam Houston recently being upgraded. Four vacancies occurred at Reese Manor this month, all one-bedroom units. One is due to someone passing away, and three are due to residents having moved into nursing homes. Staff is in the process of repainting, cleaning, and getting ready to lease out those units, a process that usually takes three to four weeks to complete.

Inspections on the public housing units recently led to repairs needed in 18 units. A code enforcement inspector from the city of Mesquite works after hours /on the side to assist with these inspections. Housekeeping items, plumbing issues, and drywall needs were discovered, leading to the 18 failures during inspections, but the issues are being addressed. Section 8 housing inspections begin this Saturday.

Aurora indicated that no public housing vouchers are left or available at this time. For Section 8 housing, there are 78 on a waitlist, and for public housing, there are more than 200 on the waitlist.

Policy updates continue for the Housing Choice Voucher Program (which is the same as Section 8). Also, regarding the five-year plan, some of the financial numbers reflected in the plan stay the same

year to year because it is just a projection. HUD is not able to tell Aurora what her funding will be over the next five years since the federal government is not able to know or tell in advance what kind of funding will be available year to year.

- c) Update regarding RHA's financials

An update on the housing authority financials was given by Mary Smith, Rockwall City Manager, who indicated that new signatories are in the process of being established at the local bank for board member Rick Crowley and board member Maryann Hall. Ms. Smith indicated she has emailed these instructions to both Mr. Crowley and Mrs. Hall.

Following Ms. Smith's report, the board recessed to go into executive session. Chairperson Maryann Hall read the discussion item below into the record before recessing the public meeting.

- 8. Executive Session: The Rockwall Housing Authority Board will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

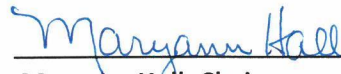
- a) Legal consultation regarding tenant claims raised by a tenant and/or a tenant's daughter pursuant to Section 551.071 (Consultation with Attorney).

The Housing Authority Board came out of Executive Session, and the meeting was called back to order at 11:07 a.m. No action was taken as a result of executive session.

9. Adjournment

The meeting was then adjourned at 11:08 a.m.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA), ROCKWALL, TEXAS ON THIS 18TH DAY OF SEPTEMBER, 2025.


Maryann Hall, Chair

ATTEST:

Richard R. Crowley, Secretary