

MINUTES

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, July 9, 2026 - 10:00 AM

100 Lake Meadows Dr. - Rockwall, TX 75087

I. Call Public Meeting to Order

Maryann Hall, Chair of the RHA, called the meeting to order at 10:00 a.m. Present were Maryann Hall and Board Members Carla Wise, Rick Crowley, and D.L. Mailloux. Also present were RHA Executive Director Aurora Bueno, Rockwall Assistant City Manager Joey Boyd, Rockwall's Director of Administrative Services David Sweet, and Rockwall City Secretary Kristy Teague. RHA Board Member Constance Paris was absent from the meeting.

II. Pledge of Allegiance

Those present delivered the invocation and led the Pledge of Allegiance.

III. Open Forum

No one spoke during Open Forum.

IV. Consent Agenda

1. Consider approval of the minutes from the May 14, 2026 board meeting, and take any action necessary.

Board Member Crowley moved to approve the minutes, as presented. Board Member Mailloux seconded the motion, which passed by a vote of 4 ayes with 1 absence (Paris).

V. Hear Updates Regarding RHA's Official Business, Programs, and Management, including:

1. Discuss and consider approval of the following, and take any action necessary:
 - (a) the Annual Public Housing Authority (PHA) Plan;
 - (b) the 5-Year Public Housing Authority (PHA) Action Plan;
 - (c) the Admissions & Continued Occupancy (ACO) Policy - Low Income Housing Program;
 - (d) Audit Report for Fiscal Year 2025.

Ms. Bueno briefed the board on the annual and five-year plans. Board Member Crowley requested a future agenda item so that more detailed discussions can transpire regarding these plans. Ms. Bueno spoke about residents' eligibility requirements. Mr. Crowley suggested that Ms. Bueno, in conjunction with the board members, extract action items from the five-year plan and then discuss prioritizing them and identifying which may be viably addressed and which ones may likely not be viably addressed. Ms. Bueno also explained to the board details about the Admissions & Continued Occupancy Policy, which is the Low Income Housing Program. She shared that she has edited the document to add and delete out certain language in order to tailor it to align with actual practices the RHA has in place. She explained to the board that, once all of the above-listed documents are finalized, she will have them printed and placed in bound notebooks for each board member to personally have and keep. Board Member Wise stressed her personal desire to have additional, further discussions regarding these documents at a future meeting.

Board Member Crowley moved to adopt the annual and five-year plans (items 1(a) and 1(b) above) through approval of RHA Board Resolution No. 26-02. Board Member Mailloux seconded the motion, which passed by a vote of 4 ayes with 1 absence (Paris).

Board Member Crowley then motioned to request that Ms. Bueno place further discussion of these plans on a future meeting agenda or perhaps a workshop agenda. Board Member Mailloux seconded the motion, which passed by a vote of 4 ayes with 1 absence (Paris).

Regarding the ACO Policy, Board Member Crowley moved to approve the policy. Board Member Mailloux seconded the motion, which passed by a vote of 4 ayes with 1 absence (Paris).

Board Member Crowley then made a motion to ask Ms. Bueno to provide board members with a policy notebook, the contents of which (in part) will include the ACO Policy that was just approved, so that board members may have further discussion regarding the various policies. Board Member Mailloux seconded the motion. Other Board Members, especially Board Member Wise, agreed that a more in depth discussion regarding the various policies is desirable and necessary. Indication was given to the Board by Ms. Bueno that any of the policies are able to be amended by action of the board at any point in time. Following the discussion, the motion on the floor passed by a vote of 4 ayes with 1 absence (Paris).

The annual audit for Fiscal Year 2025 was discussed next. Lori Cannon, CPA who conducted the audit on behalf of the RHA was present at the meeting via telephone. She briefed the board on the audit and associated findings, indicating that there were no identified deficiencies as a result of the audit. She reminded the board that the City of Rockwall has recently begun taking over the bookkeeping of the RHA, and she stressed gratitude for this welcome change. She mentioned that she and her audit firm conduct a lot of audits elsewhere within the State of Texas, and other places make audits extremely difficult; however, Mrs. Smith, Rockwall's City Manager, makes things easy, and she is great to work with. Brief discussion ensued pertaining to the RHA's housing units located on Throckmorton, which are thought to have been built sometime in the 1950s by the federal government. Mr. Crowley commented how structurally sound those units are, as they have had amazing longevity. Following the brief discussion, Board Member Wise moved to accept the audit report, as presented. Board Member Crowley seconded the motion, which passed by a vote of 4 ayes with 1 absence (Paris).

2. Update from RHA's Executive Director regarding management of the RHA

Ms. Bueno updated the board regarding the recent rehabilitation of two living units owned by the RHA. She also indicated that four vacancies exist currently. The housing unit at 706 Sam Buffington is a three-bedroom unit that needs 'new everything,' including cabinetry. She has received a bid of about \$19k from one builder. Annual inspections are currently being conducted. Indication was given that under the former RHA Executive Director, only certain units were annually inspected; however, she inspects all units. She went on to share information concerning how non-payments and evictions are handled currently, indicating that when payments are late, late fees are assessed; however, she does exercise logical discretion if there are unique circumstances surrounding late payments. She shared that 17 units failed this year's annual inspections, and so she is working on the various issues related to those failures. She went on to share that 18 applications have been received for the new position she has posted in order to obtain a new RHA staff member to assist. She will be working with City of Rockwall's Human Resources Department on Monday to discuss the applicants, pointing out none of them has any prior, direct experience working with housing authorities. She plans to administer some knowledge and skills assessments to applicants. She stressed that she has been with the RHA as Executive Director now for about 2 years, and she really needs to get someone hired soon to help her.

Rockwall's Assistant City Manager, Joey Boyd, briefly updated the board on an Atmos gas-related project for certain tenants and the units in which they live. The project is in the design phase currently and construction is expected to begin in October. Ms. Bueno indicated she will work with Mr. Boyd to notify all impacted residents of the changes associated with their gas service and explain to them they will be responsible for their own, monthly gas payments – directly to Atmos – after the construction is completed.

3. Update regarding RHA's financials

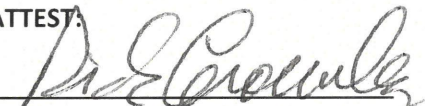
This item was not discussed, as Mrs. Smith (Rockwall City Manager), who has been keeping the RHA's financials, was absent from the meeting. Ms. Bueno gave indication that the proposed budget for upcoming Fiscal Year 2027 will be discussed at the next board meeting.

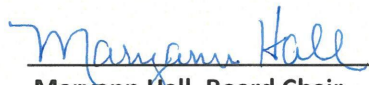
VI. Adjournment

Board Member Wise moved to adjourn the meeting at 11:25 a.m. Board Member Mailloux seconded the motion, which passed by a vote of 4 ayes with 1 absence (Paris).

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA)
ON THIS 20th DAY OF AUGUST, 2026.

ATTEST:


Richard R. Crowley, Board Secretary


Maryann Hall, Board Chair