

MINUTES

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, May 14, 2026 - 10:00 AM

100 Lake Meadows Dr. - Rockwall, TX 75087

I. Call Public Meeting to Order

Chair Maryann Hall called the meeting to order at 10:03 a.m. Present in person were Chair Maryann Hall and Board Members Carla Wise, Rick Crowley, and D.L. Mailloux, and Constance Paris attended via telephone. Also present in person were RHA Executive Director Aurora Bueno, Rockwall Mayor Tim McCallum, Rockwall City Manager Mary Smith, Rockwall Assistant City Manager Joey Boyd, and Rockwall's Director of Administrative Services David Sweet.

II. Pledge of Allegiance

Those present recited the Pledge of Allegiance.

III. Open Forum

No one spoke during Open Forum.

IV. Consent Agenda

1. Consider approval of the minutes from the April 16, 2026, regular 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 unanimously (5 ayes to 0 nays).

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

1. Discuss and consider authorizing RHA's Executive Director to proceed with a plumbing-related repairs project in an amount not to exceed \$14,000, utilizing Eco Water Solutions as the contractor, and take any action necessary.

Ms. Bueno, RHA's Executive Director, indicated that the emergency repairs were completed about three weeks ago, and since that time no known leaks have occurred and no emergency calls have transpired. Board Member Crowley then moved to ratify the expenditure of \$14,350 to Eco Water Solutions. Board Member Paris seconded the motion, which passed unanimously (5 ayes to 0 nays).

2. Discuss and consider adoption of an official Purchasing Policy for the RHA, and take any action necessary.

Chair, Maryann Hall, provided input on this agenda item, wondering if the board believes it needs to see all utility-related bills before they are paid. Board Member Crowley indicated he personally is ok without having to see these sorts of bills, as he trusts city staff (who will soon take over management of RHA's finances) will look into any of these types of bills that seem unusually high, if/when that ever occurs. Chair Hall indicated that she would like to see any and all invoices that are \$1,000 or higher in order to stay informed of what's going on outside of the

once-per-month meetings when she typically reviews some of the monthly financials. During the discussion, the following expenditure policy was agreed upon:

Purchases totaling \$1 to \$5,000	Under the direction of the Rockwall Housing Authority Executive Director, authorized personnel may make purchases totaling \$1 to \$5,000 in accordance to the approved annual budget of the Rockwall Housing Authority.
Purchases totaling \$5,001 to \$10,000	- Purchases totaling \$5,001 to \$10,000 require approval from the Rockwall Housing Authority Chairman of the Board of Directors. - Requests may be submitted to the Chairman via email. - Requests may be approved via email.
Purchases totaling more than \$10,001	- Purchases totaling more than \$10,001 require approval from the Rockwall Housing Authority Board of Directors. - Requests are considered and approved at scheduled RHA Board meetings.
Contract Payments	Contract payments are approved by Rockwall Housing Authority Board of Directors, and do not require additional approval when scheduled payments are due.
Invoices totaling \$1,000 to \$5,000 *	Reviewed and signed off on by Chair, Secretary or board designee * exception shall be utility-related invoices (i.e. water, electricity, garbage, trash)

Rockwall Mayor Tim McCallum provided positive comments, indicating that this policy will help ensure accountability both now and in the future. Rockwall City Manager, Mary Smith suggested that the board may want to revisit and update its bylaws to reflect that check writing for the RHA will be the responsibility of the City of Rockwall. The mayor commented that up until a few years ago, review and update of the RHA bylaws had not been done in decades. He suggested that RHA's legal counsel could draft an update to the bylaws to reflect updated financial-related oversight and responsibilities. Ms. Bueno indicated that she will email the current bylaws out to the board members. (See additional minutes pertaining to this agenda item in the "VI. Adjournment" section below).

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

Ms. Bueno shared that two residents recently moved out to transition to nursing homes. So, in one of the units the resident's daughter cleaned very well and there is nothing further needing to be done in that one unit; however the other resident left everything – clothes, furniture, personal belongings, prescriptions, etc. So there is work left to be done to get this unit ready for a new person to move in.

4. Update regarding RHA's financials

Mrs. Smith indicated that the RHA's budget is strange in some regards – for example, HUD sending RHA money out of the blue, randomly at varying points in time. She went on to share that, although some line items are over budget (i.e. plumbing related repairs), other items have been under budget. Also, a \$3000 over payment to the IRS recently got credited back to RHA. Also, \$20k in "Payment in Lieu of Taxes" (PILOT) – this is related to RHA owned buildings not being on the tax roles and this amount being waived every year so that no property taxes are paid by RHA.

Mrs. Smith also briefly shared an update on a past court hearing held on money that had been found in the wall of an RHA building/unit. Two court attorneys who had been assigned 'no showed.' They have not been able to locate any heirs, and the court sold all the memorabilia. It's likely the court will rule that the money should be donated to a non-profit charity organization (other than RHA), perhaps something such as Meals on Wheels Senior Services.

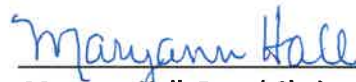
VI. Adjournment

Initially Chair Hall adjourned the meeting at 11:32 a.m.; however it was subsequently realized that the board needed to take formal action on agenda item #2 above. So, Chair Hall reconvened the meeting at 11:35 a.m. (with Board Member Paris being absent at this point).

Board Member Crowley then moved to approve the resolution adopting an updated Purchasing Policy for RHA, as reflected in Exhibit A of the resolution. Board Member Mailloux seconded the motion, which then passed by a vote of 4 ayes with 1 absence (Paris).

Board Member Wise then moved to adjourn the meeting at 11:36 a.m. Board Member Mailloux seconded the motion, and the meeting was adjourned at 11:36 a.m.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA)
ON THIS 9th DAY OF JULY, 2026.


Maryann Hall, Board Chair

ATTEST:


Richard R. Crowley, Board Secretary