

MINUTES

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, March 20, 2025 – 10:00 a.m.
100 Lake Meadows Dr. - Rockwall, TX 75087

1. Call Public Meeting to Order / Declare a Quorum

Chairman, Matt Neyland called the meeting to order at 10:00 a.m. The following board members were present: Matthew Neyland, Rick Crowley, Carla Wise and Maryann Hall. RHA Executive Director, Aurora Bueno, Rockwall City Councilmember Tim McCallum, and Rockwall City Manager Mary Smith were also present. It is noted that Board Member Teresa Sevier recently resigned from the RHA Board of Directors due to moving out of the city. So her seat was 'vacant' at this board meeting. A guest was present – D.L. Mailloux. Mrs. Mailloux introduced herself, giving indication she knows the Sevier family and that Mrs. Sevier had encouraged her to come observe to see if she may be interested in becoming involved in the RHA as a board member.

2. Pledge of Allegiance

Those present recited the Pledge of Allegiance.

3. Open Forum for Public Comments

No one was present / no one spoke during this time.

4. Consent Agenda Items

- a) Discuss / act on approval of minutes from the Feb. 20, 2025 board meeting

Board Member Crowley moved to approve the minutes, as presented. Board Member Wise seconded the motion, which passed unanimously of those present (4 ayes with 1 vacant seat (formerly, Sevier)).

5. Discuss / act on RHA's Official Business, Programs and Reports Related to Management of RHA including:

- a) Hear update from RHA's Executive Director regarding management of the RHA

Executive Director of the RHA, Aurora Bueno updated the board on various topics, including the following: No current air conditioning-related concerns are occurring; some new motherboards are on order as well as four back-up units to have on hand. Some plumbing issues are currently being addressed, but plumbing issues, in general, have slowed. Board Member Wise mentioned she personally recently had plumbing back up into her living unit, but it was addressed. Lakepointe Church will host spring break events, including Vacation Bible School, a bounce house, burgers, etc. in the Southside neighborhood. Indication was given that Lakepointe Church has been very supportive, agreeing to pay the expenses related to installation of five of the walk-in showers (efforts are underway to remove bathtubs and

replace them with showers instead). This generosity amounts to about \$30k of expenses that the church is paying for. Also, the church is contemplating assisting with residents' rent for April, but that is not yet certain. Ms. Bueno indicated that an agenda item needs to be placed on the next agenda to authorize her to execute an engagement letter with an audit firm, and it will likely have about a \$10k fee associated with the audit. She'd also like the board to consider her giving a performance bonus (pay bonus) to two part-time employees. She shared that she'd like to give one of the employees a \$500 bonus and the other employees a \$1,000 bonus, and she shared that this can come out of Section 8 and Public Housing monies. Board Members expressed agreement with Ms. Bueno doing so, sharing that those items are within her authorized spending provisions and monetary amounts.

Board Member Crowley then spoke extensively about the possibility of looking into what it would take to totally and completely redo all of the building's plumbing and electrical work. Also, he wonders if public (HUD and/or other federal government) grant funds may be available to assist with those sorts of overhaul, large (\$) ticket items / expenses. He'd like an agenda item on a future agenda so that this topic may be further discussed in greater detail.

Ms. Bueno shared that a storage building containing belongings of a (now) deceased, former resident has been cleared out by some attorneys who are working on that person's estate.

Ms. Bueno also mentioned Section 8 vouchers, associated landlords, and recent repairs she worked to get accomplished within several of those dwelling units.


b) Hear update regarding RHA's financials

Mrs. Smith, Rockwall City Manager, provided an update on the RHA's budget and financials through the end of February 2025. Brief discussion took place related to some contractual obligations as well as some other, recent expenditures. Mrs. Bueno mentioned that she was able to save the RHA about \$13k annually by having the cleaning company come and clean every two weeks instead of once weekly. She also mentioned that "1-800 I Got Junk" was recently hired to come and clear out the belongings from a resident's unit whose family moved her out but left all of her items behind (and gave strong indication they did not want them and would not come and pick them out / clear them out themselves). Brief discussion then ensued pertaining to residents paying a deposit and how those monies might cover the cost of something like that. Chairman Neyland suggested that "bad debt" should perhaps be listed separately on the financials so that that information is more apparent to HUD. Brief comments were made regarding the need to replace ceiling tiles.

6. Adjournment

Board Member Crowley moved to adjourn the meeting at 10:38 a.m. Board Member Wise seconded the motion, which passed unanimously of those present.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA) ON THIS 15th DAY OF MAY, 2025.


Matthew Neyland, Chair

ATTEST:


Richard R. Crowley, Secretary