

MINUTES

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, April 16, 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 were Chair Maryann Hall and Board Members Carla Wise, Rick Crowley, D.L. Mailloux, and Constance Paris as well as RHA Executive Director Aurora Bueno, 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 March 19, 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 by a vote of 5 ayes to 0 nays.

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

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

Aurora Bueno indicated that all a/c units are going to be cleaned by Acclaim Air at \$175 per unit, and this will begin next week. The reporting rate on Public Housing and Section 8 Housing is at 100%. Section 8 Housing is currently totally full. For other housing, four have been located who qualify, and background checks are currently in process. There are thirty-six Section 8 vouchers, and RHA is managing eight "port ins" from other areas. Brief discussion ensued regarding the possibility of getting additional vouchers. It was mentioned that the mayor would like to see some vouchers for veterans. Ms. Bueno mentioned there are also vouchers for things like young teens aging out of foster care.

Mark Oswald from Eco Water Solutions was present and is a contractor who's been working on plumbing leaks at RHA. Since November until now, about \$19,000 has been spent on repairs. About one to two times per month, pinhole leaks are springing up in plumbing lines, and they're almost always after hours. He's been making patches over and over again. He suggested that pipes could be

replaced all the way through to the water heaters. Also, a lot of repairs are needed on the other water lines. General discussion ensued regarding hot water and its circulation within the building as well as the old, existing copper pipe lines, which are very thin versus the copper pipe they'd propose to install, which is "Type L" (much stronger and thicker than the existing "Type M"). It was mentioned that he's also seen some dirt coming up through drains in some units, and he's had to utilize cameras in the cast iron drain lines. He's determined that the bottom has completely fallen out of some of the cast iron drain lines. He's been addressing these on a case-by-case basis, and he's discovered about four to five so far this year. They are sewer drain lines, and roots from nearby trees navigate under the building and infiltrate the lines, causing havoc. Tunneling under the building is necessary to repair these lines, which are 3" lines. When replacing these, he would use PVC pipe. Indication was given that Ms. Bueno will need action to be taken by the RHA Board of Directors in order to formally approve moving forward with the plumbing repairs project, which is estimated to cost \$13,000 – 14,000 for all four floors. So, this will need to be included as an item on the next board meeting agenda; however, since leaks are ongoing and occurring regularly, emergency repairs will still continue to take place between now and formal board approval, as sometimes water is literally running down hallways due to leaks. Board members generally gave an informal 'ok' to move forward with plumbing repairs, as needed, and to place an agenda item at next month's meeting for formal ratification and authorization of expenses. Board Member Wise would like some more information that describes what issues the project will and will not address. Mr. Oswald shared that the ideal time to address upgrading plumbing within individual units is when someone moves out, especially if and when other renovations are already taking place. Mr. Oswald mentioned that this project will not take care of upgrading original plumbing within each individual unit.

2. Update regarding RHA's financials, including authorizing additional bank signatory

Mary Smith, Rockwall City Manager, reminded the board that the City is taking over managing RHA's financials, and bank accounts have been moved to American National Bank. Soon the City will take over check writing for RHA also, and – currently – Assistant City Manager, Joey Boyd, signs city checks. She suggested the board take action to authorize Mr. Boyd to be a signer of RHA checks also. She explained that, with city issued checks, any amounts under \$5,000 are electronically signed (with Joey's signature), and any checks over that amount are physically signed by him. Indication was given that there may be a desire on the Board's part to possibly update the existing Expenditure Policy, so Ms. Bueno stated she will place an agenda item on next month's meeting so the board may consider this possibility. General discussion took place regarding purchasing processes and procedures, including check signing and limits.

Board Member Crowley then motioned to add Rockwall Assistant City Manager Joey Boyd as an authorized signatory on Rockwall Housing Authority Bank accounts at American National Bank so that he may sign RHA checks. Board Member Paris seconded the motion, which passed unanimously by a vote of 5 ayes to 0 nays.

Board Member Hall then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 10:38 a.m. RHA's legal counsel, Lea Ream, joined the meeting by telephone for Executive Session.

VI. Executive Session

The RHA Board will recess into executive session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding Executive Director's Employment Contract, pursuant to §551.074 (Personnel Matters) and §551.071 (Consultation with Attorneys)
2. Discussion regarding pending lawsuit in Cause No. 1-23-0491 in which RHA interplead property, pursuant to §551.071 (Consultation with Attorneys)

The RHA board came out of Executive Session at 11:05 a.m. and took no formal action as a result.

VII. Adjournment

The meeting was adjourned at 11:06 a.m.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA) ON THIS 14th DAY OF MAY, 2026.

ATTEST:


Richard R. Crowley, Board Secretary


Maryann Hall, Board Chair