

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, November 20, 2025 - 10:00 AM

100 Lake Meadows Dr. - Rockwall, TX 75087

I. Call Public Meeting to Order

Vice Chair D.L. Mailloux called the meeting to order at 10:00 a.m. Present were Chair Mailloux and Board Members Rick Crowley, Constance Paris, and Carla Wise. Chair of the RHA, Maryann Hall was absent from the meeting. Also present were RHA Executive Director Aurora Bueno, Rockwall City Manager Mary Smith, and RHA's legal counsel, Lea Ream (by telephone).

II. Pledge of Allegiance

Those present recited the Pledge of Allegiance.

III. Open Forum

Vice Chair Mailloux explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one indicating such, she then closed Open Forum.

IV. Consent Agenda

1. Consider approval of the minutes from the Oct. 16, 2025 board meeting, and take any action necessary.

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 (Hall) absence).

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

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

Ms. Bueno updated the board on topics such as the waiting list for Public House and the Section 8 Housing Choice Voucher Program, which she stated both remain the same at this time with no new applicants having been selected since the last board meeting update was provided. She briefly mentioned two tenants who moved out – one back in July and one (without notice) this month who left an outstanding balance for November's rent. PIC reporting remains at 100% as of end of October. In addition, there is one current vacancy at Reese Manor and 2 units vacant at Southside. A total of 10 recertifications are being completed this month. Plumbing repairs are ongoing across several units and staff is working diligently to address those matters. She then gave an overview of SEMAP ("Section Eight Management Assessment Program"), indicating the RHA must submit SEMAP once per year, and it can affect HUD funding, monitoring frequency and/or oversight requirements. The board took no action following Ms. Bueno's briefing.

2. Update regarding RHA's financials

Mrs. Mary Smith, Rockwall City Manager, indicated she believes it makes the most sense to provide the board with a quarterly financial update in the future, as not enough activity or noteworthy things tend to occur on a monthly basis. She did report that, despite the federal government shut down, the payouts from HUD to the RHA did continue to occur as normal. So that was welcome news.

The board took no action following Mrs. Smith's comments.


3. Hear update regarding Atmos Energy Corp. gas meter project

Joey Boyd, City of Rockwall's Assistant City Manager, provided an update to the board concerning this project.

VI. Adjournment

The meeting was adjourned at 10:16 a.m.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY
(RHA) ON THIS 22nd DAY OF JANUARY, 2026.


Maryann Hall, Board Chair

ATTEST:


Richard R. Crowley, Board Secretary