Rockwall Housing Authority
Where everyday is a new beginning

MINUTES

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS MEETING

Thursday, September 18, 2025 - 10:00 AM

100 Lake Meadows Dr. - Rockwall, TX 75087

I. Call Public Meeting to Order

Chair of the RHA Board, Maryann Hall, called the meeting to order at 10:00 AM. Present were Maryann Hall, Rick Crowley, D.L. Mailloux, Constance Paris, and Carla Wise. Also present were RHA Executive Director, Aurora Bueno, Rockwall City Manager Mary Smith, RHA legal counsel Lea Ream (who attended virtually via telephone) and Rockwall Mayor, Tim McCallum.

II. Pledge of Allegiance

Those present recited the Pledge of Allegiance.

III. Open Forum

Marie Markley, who is a resident at RHA's Reese Manor, came forth and addressed the board. She indicated that many residents seem to be complaining, asserting that the housing authority is being mismanaged. However, she expressed she disagrees with these sentiments and actually believes that Ms. Bueno is doing a very good job. She personally can afford to live here, and she does not believe other residents when they, for example, accuse Ms. Bueno of things such as not appropriately utilizing money or being racist. She does not believe Ms. Bueno has enough help in the office, and she wonders how a resident may be able to help in the office or on the board. Sometimes when Ms. Bueno puts out memos to residents, such as ones reminding residents to not block fuse boxes in units, she is aware that some residents do not take it seriously and laugh about the memo(s).

Speaker two – Sandy Jackson – also a resident at Reese Manor, came forth and shared that she booked this meeting room at the facility on September 2 to hold a Bible study. She was told at the time of booking that, starting Oct. 1, she would have to pay a $25 per use fee. She does not believe that is fair, especially given she believes Lakepoint Church periodically utilizes the meeting room but is not charged any fee(s). She believes that church uses it two to three times per month on Fridays. She has a problem with this.

Chair Hall closed Open Forum since no one else indicated a desire to come forth and speak. The board did not deliberate or take any action as a result of information shared during Open Form.

IV. Consent Agenda

1. Consider approval of the minutes from the July 17, 2025 board meeting, and take any action necessary.

Board Member Crowley moved to approve the minutes with the understanding that the roll call (names of those present/absent) would be added as a correction to the minutes, as that was missing from the draft. Board Member Mailloux seconded the motion, which passed unanimously of those present (5 ayes to 0 nays).

V. Action Items

1. Discuss and consider approval of a resolution adopting the RHA Budget for Fiscal Year 2026, and take any action necessary.

Ms. Bueno, RHA's Executive Director, provided comments to the board regarding this item, indicating that this is essentially the same budget as last year with the addition of funding for some needed building improvements. She also shared that the details of this budget proposal align with the initiatives outlined in the 5-year work plan the Board approved not long ago. The Operations Budget is separate from the Capital Budget, and the Operations Budget is what gets sent to HUD. She pointed out that 'fund balance' is not reflective of actual numbers. Board Member Crowley asked if that could be updated and brought back to the next board meeting for further review. He also requested that a policy be drafted for approval that will outline the process regarding how the RHA's budget is to be amended. Mrs. Smith, Rockwall City Manager, pointed out that in the not-so-distant future, City of Rockwall will begin overseeing and preparing/managing RHA's budget on the housing authority's behalf. So, it will eventually look different than what it currently looks like; however, the portion that gets sent off to HUD will still end up looking like the format required by HUD.

Following the discussion, Board Member Crowley moved to approve the resolution adopting the fiscal year 2026 budget. Board Member Mailloux seconded the motion. Brief discussion ensued pertaining to some budget-related items, such as phone lines and associated costs, with Ms. Bueno explaining that they will soon move to a different, more affordable alternative relative to phone lines. Following the comments, the motion to approve the budget-adopting resolution passed by a vote of 5 ayes to 0 nays.

2. Discuss and consider authorizing the Executive Director to make an expenditure in the amount of $26,300 to Echo Water Solutions for the replacement of two water heaters in the Reese Manor Building, and take any action necessary.

Ms. Bueno introduced Mark Oswalt, owner of Echo Water Solutions, and he briefed the board on some water heaters that are in need of replacement and have exceeded their expected lifespan. He shared that the building has old copper lines, and leaks are regularly occurring as well as other strange things such as instances of no hot water and pilot / gas lights going out. All four water heaters are 15+ years old, and the average lifespan is usually 10-12 years. One recently completely went out altogether, and it cost $700-800 just to get it working again (temporarily). He shared that he solicited and obtained the help of an engineer to get advice, and it's been determined that four water heaters are excessive and that many water heaters are not truly needed. It's believed that the building could function well with only two water heaters rather than four. Discussion ensued regarding potential alternatives to boilers, such as tankless water heaters. Board Member Crowley wonders at what dollar amount expenses must be bid. Mrs. Smith shared that bidding would be required at the $100k mark. Rockwall Mayor, Tim McCallum, was present and interjected, expressing that the average cost

of a water heater is likely $5,000 – $6,000 for a 100 gallon water tank, so he wonders why this cost is at over $26,000.

Mr. Oswalt generally explained that labor expenses, especially pertaining to replacing the old copper lines with upgraded, more durable and acceptable material is a large part of the cost, with that portion alone estimated to take three full days. He did clarify that hot water would not be expected to be totally unavailable during those three days and that they will try to limit the hot water outage to about six hours, but this could vary. Board Member Crowley asked if there is any sort of safety concern that would warrant that these water heater issues be addressed immediately. Mr. Oswalt shared that – no – there is not any safety concern; however, the existing old heaters are limping along and they could cause issues at any time. For example, one of the water heaters did recently cause the flooding of one apartment, and there could be more flooded apartments in the future at any time, as the existing heaters and copper lines are essentially unpredictable and unreliable. Board Member Crowley expressed a desire to obtain additional bids for this work. Additional discussion ensued pertaining to plumbing related issues in the building, including "pin hole" sized leaks that pop up periodically. Mr. Oswalt shared that he suspects the existing water heaters, which are very old, have likely never been serviced (they should be flushed out and the water tested at least annually).

It was decided to delay any action concerning this agenda item until the next meeting. In the meantime, Ms. Bueno will work to obtain some additional bids related to the water heater replacement project.

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

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

Indication was provided that the RHA provides gas utility service to a few, limited units. As such, the TX Railroad Commission has certain requirements, including periodic reporting, that has to be done; however, for a number of years that reporting had not been transpiring. Mr. Oswalt indicated that he has been working with Atmos to get rid of the one gas meter that RHA owns and have Atmos take it over directly. This will mean that Atmos will remove that one and replace it with individual meters that will go to individual housing units on Boydstun. All lines will be poly lines instead of steel lines since steel ones are not as safe. This will be an Atmos-run project, and a scheduled date(s) will hopefully be known by the next RHA board meeting. The board took no action regarding this agenda item.

2. Update regarding RHA's financials.

Indication was given that starting in January, the City of Rockwall will take over maintaining financials on behalf of the RHA, including overseeing and managing 'accounts payable' services on RHA's behalf. Mrs. Smith indicated this will be similar to the services the city provides to the Rockwall Economic Development Corporation (REDC). Mrs. Smith shared that she will end up spending a lot of time to redo the RHA's books and preparing things for auditors. The board took no action regarding this agenda item.

VII. Executive Session

The Rockwall Housing Authority 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).

Board Chair, Maryann Hall read the above-listed discussion item into the record before recessing the public meeting to go into Executive Session. At 11:02 a.m.

VIII. Adjourn Executive Session & Call Public Mtg. Back to Order

Board Chair Hall reconvened the public meeting at 11:16 a.m.

IX. Take Any Action as a Result of Executive Session

No action was taken as a result of Executive Session.

X. Adjournment

The meeting was adjourned at 11:17 a.m.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA) ON THIS 16th DAY OF OCTOBER, 2025.

Maryann Hall

Maryann Hall, Board Chair

ATTEST:

Rick Crowley

Richard R. Crowley, Board Secretary