

MINUTES

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, August 20, 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 Rick Crowley, Carla Wise, D.L. Mailloux and Constance Paris. Also present were Executive Director Aurora Bueno, Rockwall City Manager Mary Smith, Rockwall Mayor Tim McCallum, and Rockwall Assistant City Manager Joey Boyd.

II. Pledge of Allegiance

Those present recited the Pledge of Allegiance.

III. Open Forum

No one was present to speak for Open Forum.

IV. Consent Agenda

1. Consider approval of the minutes from the July 9, 2026 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 (5 ayes to 0 nays).

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

1. Discuss and consider bids and award of contract for the remodeling/rehabilitation of the RHA-owned unit addressed as 706 Sam Buffington, and take any action necessary.

Ms. Bueno spoke about the need to rehabilitate the housing unit located at this address, sharing that it was totally destroyed by a prior tenant. It is a 3-bedroom, 1-bath unit, and it is in need of a complete remodel. She has obtained two quotes. Board Member Crowley noted that one quote is substantially higher (almost double) as compared to the other quote. Ms. Bueno shared that one quote came from a company that was referred to her by the Rockwall Housing Development Corporation, and the second quote came from a company that was referred to her by Mark Oswald (the plumber who has done so much repair work at the RHA). Board Member Crowley indicated the need to ensure that the contractor selected has proper insurance coverage in place. Ms. Bueno shared that the Solo Design company (one provided quote) is owned by a man who is a high-end, local, custom home builder. She went on to explain that the unit in question has been vacant for 9 months and she has a tenant waiting to move in. The Solo Design company (lower quote) has indicated an estimated 4-6 weeks to complete the renovation after work begins.

Board Member Crowley moved to award the bid and move forward with Solo Design & Build, LLC for this

renovation project in the amount of \$19,460, pending receipt of an acceptable warranty and proof of appropriate insurance coverage. The motion was seconded by Board Member Mailloux, and it passed unanimously by a vote of 5 ayes to 0 nays.

A possible contingency for this project and associated amount was then discussed. Indication was given that Ms. Bueno has a spending limit authorized at \$5,000, so it was decided that amount will be kept in mind if any potential contingency funds are needed for the project.

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

Ms. Bueno, Executive Director, provided updates, including indicating that there are two to three vacancies at Reese Manor currently, and there is one vacancy in the Southside residential area (as indicated above). She will be replacing some ranges and refrigerators as well as flooring within some of the Southside units soon.

She indicated that repair costs for things such as a/c and plumbing at Reese Manor have notably decreased. Window screens that were found in storage not long ago were found to not fit the windows, but – eventually – screens will be replaced. However, there are more pressing priorities to address beforehand.

Ms. Bueno also shared that the PIC (Public and Indian Housing) reports required by HUD are at 100%. Additionally, a police standoff occurred a couple of weeks ago at 305 Munson. The subject was on the lease, and he ended up engaging the police in a barricaded person situation during a domestic dispute. Ms. Bueno shared that both he and the female were on the lease as tenants; however, since the altercation, the female has a protective order in place against the male, and the male has been removed from the lease. The female tenant is aware that if the male ever returns, she also will be removed from the lease and not be allowed to remain living there.

Ms. Bueno introduced her new employee at the RHA, Isabella Carlson, who is the new Public Housing Caseworker. Ms. Bueno indicated that Ms. Carlson passed her housing test last week, and she is doing very well. She is also a help in that she provides front office coverage. Her training is ongoing.

Board Member Crowley provided brief compliments, sharing that a lot of things have been done at the RHA over the course of the last one to two years that have been needed to be done for a long time. He briefly spoke about the recent audit and depreciation, and he complimented Ms. Bueno as well as city staff on their work.

No action was taken as a result of this agenda item.

3. Discuss and consider the RHA Budget for Fiscal Year 2027 as well as hear update regarding RHA's financials, and take any action necessary.

Mrs. Smith, Rockwall City Manager, shared that the fiscal year 2027 preliminary budget is before the Board for review at this time, indicating that formal approval of the budget need not occur until next month in September. The new fiscal year will begin October 1st. She indicated that as grant monies have been drawn down from 2025, more money has come in for 2026 and 2027. On the capital side of things, those funds get drawn down as projects are tackled. She further indicated that reserves are good and that the RHA has money available to be able to do some significant projects. However, the RHA must be ready to spend the money within 3 days of drawing it down. This essentially means projects will need to

be paid for upfront with a draw down occurring thereafter to pay it back.

Discussion then ensued regarding if a large plumbing overhaul project may be able to be tackled at Reese Manor as well as if the electrical panel could be replaced, both as future capital projects. Board Member Wise gave indication that the hill at the back of the Reese Manor building is eroding, and that is perhaps a cause of the building shifting, which causes uneven flooring and cabinetry in some residential units.

Board members indicated they all like the new, updated budget format and that it's certainly more easily understood. Mrs. Smith indicated that, although the City of Rockwall will continue to oversee accounting and financing for the RHA, Ms. Bueno will still have to utilize a software system, and it will be a cloud-based program. Mrs. Smith pointed out that the proposed budget, in part, includes \$7,500 in funding to reimburse the city for facility-related services and associated staff time. Monies will be paid from the RHA to the City of Rockwall for finance, human resources and IT-related services as well. Brief discussion took place regarding an old Ford F-150 pickup truck that the RHA owns but does not utilize, with indication being given that the RHA will plan to sell that vehicle at some point.

Regarding the Atmos Energy conversion project that Joey Boyd, Rockwall's Assistant City Manager, is facilitating – the work on the units on Sam Buffington Street is expected to begin in a few weeks. At the end of the project, each of those residential units will have its own, individual gas meter, and the tenants will be expected to pay their own gas bill directly to Atmos. This change will end up alleviating RHA's need to continue reporting to the TX Railroad Commission, as it will no longer be considered as a direct gas provider to customers.

Mrs. Smith commented that the RHA's year should end up with about \$300,000 in reserves.

Board Member Crowley shared, as he has before, that he would like to evaluate a major rehabilitation project for the Reese Manor building to perform repairs and bring it up to current 'code' in phases. He mentioned he had sent an article not long ago to Ms. Bueno, and the article focused on a housing authority elsewhere in the United States that had undertaken similar efforts. Mr. Crowley shared that he has had a preliminary conversation with Rob Dixon, who is a local general contractor, and Mr. Dixon has indicated a willingness to do a study and assess the building and what is needed free of charge. Mr. Crowley indicated that he will be coordinating these efforts with Ms. Bueno sometime in the future, and he would like city staff to also be involved. Ms. Smith and Mr. Boyd both indicated that city staff will be willing and available to participate in that assessment.

Ms. Bueno informed board members that she will hold board member training in the month of November as part of the regularly-scheduled board meeting for that month.

Board Member Crowley encouraged RHA board members to submit any comments related to the proposed FY 2027 budget soon to Ms. Smith, rather than waiting until weeks from now, as the RHA Board will need time to review any updates prior to voting on passage of the budget at the September board meeting.

Mayor McCallum indicated he likes the budget format far better than how it used to be styled. Also, he likes the partnerships that have been formed between the RHA and the City of Rockwall. The RHA is getting a real bargain, and the partnership brings a lot of professionalism and accountability, which are good things. He believes Ms. Bueno has set the RHA up for future success, even beyond someday when she retires. Ms. Bueno shared that she recently spoke to a consultant and shared about RHA's

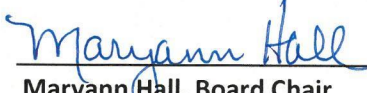
partnership with the City of Rockwall, and that consultant told her a partnership like that is great and that it is 'unheard of' for a city to do a housing authority's finances on their behalf.

No action was taken as a result of this agenda item.

VI. Adjournment

Chair Hall adjourned the meeting at 10:49 a.m.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA) ON THIS 17th DAY OF SEPTEMBER, 2026.


Maryann Hall, Board Chair

ATTEST:


Richard R. Crowley, Board Secretary