

**Bluebonnet View Public Facility Corporation
Regular Meeting of the Board of Directors
Monday, September 23, 2024, at 4:45PM**

A regular meeting of the Board of Directors of the Bluebonnet View, PFC, was held at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas on Monday, September 23, 2024, at 4:45 PM.

1. Called the meeting to order.

The meeting was called to order at 4:47PM by Director, David Richey

2. Roll call, establish quorum.

Members Present: Director Juan Garcia, Director Dave Richey, Director Roy Menke

Members Absent:

Members Tardy:

3. Pledge of Allegiance

The members recited the United States Pledge of Allegiance.

4. Residents and citizens to be heard.

None.

5. Discussed appropriate action to approve and/or correct the minutes of the meeting held on May 22, 2024.

After a brief discussion, Director Juan Garcia made a motion to approve the minutes as presented. Director Roy Menke seconded the motion with all in favor. Motion passes.

6. Executive Director Reports: Financial Reports, Expenses, Security State Bank balances, and vacancy report for the month of August 2024

Secretary Jessica Ramos reviewed the financial reports, expenses, bank balances, and vacancy report. After a brief discussion, Director Roy Menke made a motion to approve the Executive Director Reports. Director Juan Garcia seconded the motion, with all in favor. Motion passes.

7. Discussed appropriate actions

A. Discussed appropriate action to remove the current President of the Corporation and elect a new President.

Secretary Jessica Ramos the Board of Directors that Juan Ponce Jr. was the current President. After a brief discussion, Director David Richey made a motion to remove Juan Ponce Jr. as President. Director Juan Garcia seconded the motion, with all in favor. Director Juan Garcia made a motion to vote Director Roy Menke as the new President of the Corporation. Director David Richey seconded the motion, with all in favor. Motion passes.

B. Discussed appropriate action to remove the current Vice-President of the Corporation and elect a new Vice-President.

Secretary Jessica Ramos notified the Board of Directors that Joshua Bell was the current Vice-President. After a brief discussion, Director Juan Garcia made a motion to remove Joshua Bell as Vice-President. President Roy Menke seconded the motion, with all in favor. Director Juan Garcia made a motion to elect Director David Richey as the new Vice-President. President Roy Menke seconded the motion, with all in favor. Motion passes.

C. Discussed appropriate action to remove the current registered agent and elect a new agent.

Secretary Jessica Ramos notified the Board of Directors that Juan Ponce Jr. was the current registered agent for the Corporation. After a brief discussion, President Roy Menke made a motion to remove Juan Garcia Jr. as the current registered agent and elect Vice-President David Richey as the new registered agent for the Corporation. Director Juan Garcia seconded the motion, with all in favor. Motion passes.

D. Discussed appropriate action to the approve the re-bidding of the property renovation.

Secretary Jessica Ramos notified the Board of Directors that the current contract with Exteriors of Texas, LLC did not go through due to no agreement being made regarding the contract. After a brief discussion, President Roy Menke made a motion to re-bid the renovation of the property. Director Juan Garcia seconded the motion, with all in favor. Motion passes.

E. Discussed appropriate action regarding the pricing of a marketing study plan.

Secretary Jessica Ramos notified the board that a Marketing Study would cost the PHA about \$25,000 and go up to \$50,000 or more but the City of Pearsall conducted a Housing Study and defined the need for additional housing. After a brief discussion, President Roy Menke motioned to have this item removed from the agenda due to having the City of Pearsall Housing Study. Director Juan Garcia seconded the motion with all in favor. Motion passes.

F. Discussed appropriate action regarding the approval for suggested items for the next meeting.

After a brief discussion, no suggested items were added for the next meeting. Secretary Jessica Ramos notified the Directors that if anything came up, for them to send over an email.

8. Adjournment. With no further business to discuss, President Roy Menke motioned to adjourn. Vice-President seconded the motion with all in favor. The meeting adjourned at 5:15 PM.



Roy Menke-Director



Jessica Ramos, Secretary

Date: 11/21/2024