

**Pearsall Housing Authority
Regular Meeting of the Board of Commissioners
Thursday, January 15, 2026**

A Regular Meeting of the Board of Commissioners of the Pearsall Housing Authority was held at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas on Thursday, January 15, 2026 at 6:00 PM

1. Called the meeting to order.

The meeting was called to order at 6:00 PM by Chairperson Roy Menke

2. Roll Call and establish meeting.

Present: Chairperson Roy Menke, Commissioner Beatrice Nieto and Resident Commissioner Juan Garcia

Members Absent: Commissioner Amanda VanCleve and Vice- Chairperson David Richey

Members Tardy: NA

3. Pledge of Allegiance

The members recited the United States Pledge of Allegiance.

4. Residents and citizens to be heard.

NA

5. Approve and/or correct the meeting minutes held on December 18, 2025.

Following a brief discussion, Commissioner Beatrice Nieto motioned to approve the minutes as presented. Resident Commissioner Juan Garcia seconded the motion with all in favor. Motion passes.

6. Executive Director Reports: Financial Reports, Expenses, Bank balances, Housing Choice Voucher Program Update, Low Rent Public Housing Update, and the Vacancy Report, Update on Property Cameras, and the audit for FYE 6.30.25, for the month of December 2025.

Secretary Jessica Ramos reviewed the estimated Financial Reports printed from the MRI Lindsey Software due to not receiving from the accountant, Expenses and Security State Bank Balances. Secretary Jessica Ramos gave an update on the Housing Choice Voucher Program. Gave an update on the Low Rent Public Housing vacancy report. Gave an update on the property cameras, the PHA will be moving forward with TechDoc with a price of 6,940.00 for the camera set up. I also notified the board that the audit for fiscal year end 6.30.25 had begun with Leal & Carter, P.C. I notified the board that Maverick had begun the HVAC maintenance this week for all properties. Following a brief discussion, Commissioner Beatrice Nieto motioned to approve the Executive Director Report. Resident Commissioner Juan Garcia seconded the motion with all in favor. Motion passes.

7. Discussed action items

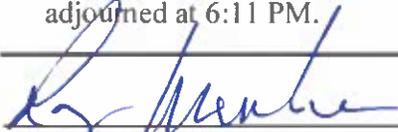
None.

8. Discussion and appropriate action regarding the approval of suggested items for next meeting.

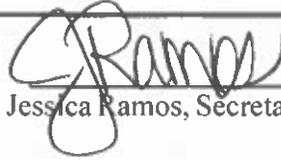
After a brief discussion no items were added.

9. Adjournment.

With no further business to discuss Commissioner Beatrice Nieto made the motion to adjourn. Resident Commissioner Juan Garcia seconded the motion, with all in favor. The meeting adjourned at 6:11 PM.



Roy Menke, Chairperson



Jessica Ramos, Secretary/Executive Director

Date: 2/19/24