

**Pearsall Housing Authority
Regular Meeting of the Board of Commissioners
Thursday, December 19, 2024**

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, December 19, 2024 at 6:00 PM

1. Called the meeting to order.

The meeting was called to order at 6:01 PM by Chairperson Roy Menke

2. Roll Call and establish meeting.

Present: Chairperson Roy Menke, Vice-Chairperson David Richey, Resident Commissioner Juan Garcia. Guest, Patty Vinton.

Members Absent: NA

Members Tardy: NA

3. Pledge of Allegiance

The members recited the United States Pledge of Allegiance.

4. Residents and citizens to be heard.

No residents to be heard.

5. Approve and/or correct the Regular minutes of the meeting held on November 21, 2024. Following a brief discussion, Chairperson Roy Menke motioned to approve the minutes as presented. Vice-Chairperson David Richey seconded the motion with all in favor. Motion passes.

6. Executive Director Reports: Financial Reports, Expenses, Security State Bank balances, Housing Choice Voucher Program Update, Low Rent Public Housing Update, Vacancy Report, and a landscaping update for the month of November 2024. Secretary Jessica Ramos reviewed Financial Reports, 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. Secretary Jessica Ramos notified the board that it would be in the best interest that the PHA hire a landscaper in house due to the quotes that were received. Following a brief discussion, Vice-Chairperson David Richey motioned to approve the Executive Director Report. Resident Commissioner Juan Garcia seconded the motion with all in favor. Motion passes.

7. Discussed action items

A. Discussed appropriate action regarding the hiring of a building inspector.

Secretary Jessica Ramos updated the board regarding the pricing for Bureau Veritas that was mentioned at the previous meeting. After a brief discussion, Vice-Chairperson David Richey made a motion to move forward with the hiring of Bureau Veritas for the building inspector. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passes.

B. Discussed appropriate action regarding the hiring of a fee accountant.

After a brief discussion, Vice-Chairperson David Richey made a motion to table this item so that the Secretary could reach out to MRI to see if the issues could be resolved. Resident

Commission Juan Garcia seconded the motion, with all in favor. Motion passes.

C. Discussed appropriate action regarding the approval for property signs.

After a brief discussion, Vice-Chairperson David Richey made a motion to table item so that the Secretary can reach out and ask if there would be a price increase for changing the colors on the signs to white with green lettering. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passes.

D. Discussed appropriate action to adopt resolution number 2024.25.04, the Financial Policies drafted by the Nelrod Company.

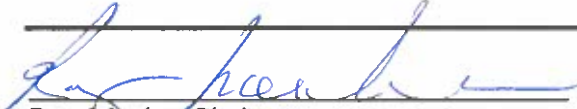
After a brief discussion, Vice-Chairperson David Richey made a motion to approve resolution number 2024.25.04, the Financial Policies that were drafted by the Nelrod Company. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passes.

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


No items were suggested for the upcoming meeting.

9. Adjournment.

With no further business to discuss Chairperson Roy Menke made the motion to adjourn. Vice-Chairperson David Richey second the motion, with all in favor. The meeting adjourned at 6:37 PM.



Roy Menke, Chairperson



Jessica Ramos, Secretary/Executive Director

Date:

