

**Pearsall Housing Authority
Regular Meeting of the Board of Commissioners
Thursday, December 18, 2025**

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 18, 2025 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, Vice- Chairperson David Richey, Commissioner Beatrice Nieto and Resident Commissioner Juan Garcia

Members Absent: Commissioner Amanda VanCleve

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 November 20, 2025.

Following a brief discussion, Vice-Chairperson David Richey 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 for the month of November 2025.

Secretary Jessica Ramos reviewed the Expenses and Security State Bank balances; there was no Financial Reports provided by accountant. 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, reached out to AEP and the PHA would need to be in contract with AEP. That would consist of additional insurance coverages. Reached out to the City of Pearsall and they opted out with the cameras due to pricing was out of budget. Tech Doc offered a one-time fee for office cameras of \$6,940.00. Following a brief discussion, Vice-Chairperson David Richey motioned to approve the Executive Director Report. Commissioner Beatrice Nieto seconded the motion with all in favor. Motion passes.

7. Discussed action items

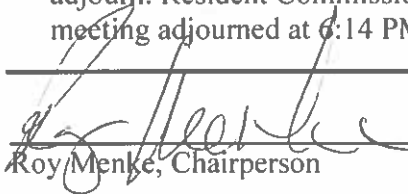
None.

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 Vice-Chairperson David Richey made the motion to adjourn. Resident Commissioner Juan Garcia seconded the motion, with all in favor. The meeting adjourned at 6:14 PM.



Roy Menke, Chairperson



Jessica Ramos, Secretary/Executive Director

Date: 1.15.26