

**Pearsall Housing Authority
Regular Meeting of the Board of Commissioners
Monday, September 23, 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 Monday, September 23, 2024 at 4:00 PM

- 1. Called the meeting to order.**
The meeting was called to order at 4:00PM by Chairperson Roy Menke
- 2. Roll Call and establish meeting.**
Present: Chairperson Roy Menke, Vice-Chairperson David Richey, Resident Commissioner Juan Garcia.
Members Absent:
Members Tardy:
- 3. Pledge of Allegiance**
The members recited the United States Pledge of Allegiance.
- 4. Residents and citizens to be heard.**
Resident from the LRPH program G. Rendon came to speak to the board regarding her termination.
- 5. Approve and/or correct the Annual and Regular minutes of the meetings held on August 8, 2024 and August 15, 2024.** 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, Security State Bank balances, Housing Choice Voucher Program Update, Low Rent Public Housing Update, Vacancy Report, and an update on the proposals for a Building Inspector for the month of August 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 gave an update on the posting of a building inspector and had not received any proposals. 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 surveys of all the properties.**
Secretary Jessica Ramos notified the board that the price for the surveys would cost an estimate of \$21,000-\$25,000. After a brief discussion, Vice-Chairperson David Richey made a motion to have Secretary Jessica reach out to surveyors to see if there is a price change if the survey of the properties is done with one property at a time. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passes.
 - B. Discussed appropriate action regarding the placing of signs on all properties.**
Secretary Jessica Ramos asked the board if this item could be removed for now until

further notice. After a brief discussion, Vice-Chairperson David Richey made a motion to remove the item from the agenda. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passed.

C. Discussed appropriate action regarding the approval to adopt resolution # 2024.25.01, the ACOP Policy and Dwelling Lease for the Low Rent Public Housing Program that was drafted by The Nelrod Company.

Secretary Jessica Ramos notified the board that the Policy could get adopted but could not implement until HUD approved. After a brief discussion, Vice-Chairperson David Richey made a motion to adopt resolution# 2024.25.01. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passed.

D. Discussed appropriate action regarding the approval to adopt resolution # 2024.25.02, the Administrative Plan for the Housing Choice Voucher Program that was drafted by The Nelrod Company.

Secretary Jessica Ramos notified the board that the Policy could get adopted but could not implement until HUD approved. After a brief discussion, Vice-Chairperson David Richey made a motion to adopt resolution # 2024.25.02. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passed.

E. Discussed appropriate action regarding the change of the October 17, 2024 meeting date.

After a brief discussion, Vice-Chairperson David Richey made a motion to change the October 17, 2024 meeting to October 24, 2024 @6PM. Resident Commission Juan Garcia seconded the motion, with all in favor. Motion passes.

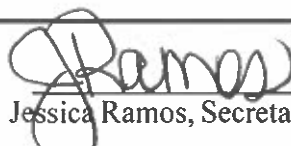
8. Discussion and appropriate action regarding the approval of suggested items for next meeting.

No items were suggested for the upcoming meeting.

9. Adjournment.

With no further business to discuss Vice-Chairperson David Richey made the motion to adjourn. Resident Commissioner Juan Garcia second the motion, with all in favor. The meeting adjourned at 4:45 PM.


Roy Menke, Chairperson


Jessica Ramos, Secretary/Executive Director

Date: 10/24/2024