



501 W Medina, Pearsall, Texas 78061
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State of Texas
County of Frio

Board Meeting

The Housing Authority of the City of Pearsall Board of Commissioners, do hereby declare that a legal notice was posted in words and figure to wit. A Regular meeting of the Housing Authority of the City of Pearsall Board of Commissioners will be held Thursday, August 15, 2024, beginning at 6:00 PM at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas.

Agenda

1. Call the meeting to order.
2. Roll call. Establish quorum.
3. Pledge of Allegiance.
4. Public Comment.
5. Discussion and appropriate action to approve and/or correct the minutes of the Annual meeting and the Regular meeting held on July 18, 2024. **ACTION ITEM**
6. Executive Director Reports for July 2024
 - A. Consent Agenda: **ACTION ITEM**
 1. Financial Reports (drafted by Lindsey Software, PHA Fee Accountant)
 2. Expenses
 3. Security State Bank balances
 - B. Housing Choice Voucher Program Update
 1. Program Update
 - C. Low Rent Public Housing Program Update
 1. Vacancy Report
 - i. Building Inspector

7. **Action Items:**

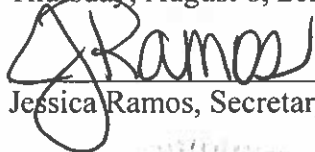
- A. Discussion and appropriate action regarding the roofing options provided by the TML Risk Pool agent.
- B. Discussion and appropriate action regarding the installation of gutters to all units.
- C. Discussion and appropriate action regarding the hiring of a plumbing and electrical contractor.
- D. Discussion and appropriate action regarding the surveys of all properties.
- E. Discussion and appropriate action regarding placing signs on all properties.
- F. Discussion and appropriate action to change the current property names.
- G. Discussion and appropriate action regarding the purchase of Zoom for video conference meetings.
- H. Discussion and appropriate action regarding the renewal for Ameritas Dental, Group Hospital Confinement Indemnity (GAP), Nippon Vision and Life policies for the employees.
- I. Discussion and 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.
- J. Discussion and 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.
- K. Discussion and appropriate action regarding the approval to open a certificate of deposit.
- L. Discussion and appropriate action regarding the appointment of a new PHA counsel.
- M. Discussion and appropriate action to change the September 19, 2024 meeting date.

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

9. Adjournment

The Board of Commissioners reserve the right to move any agenda item into closed session for the limited purpose of discussing matters or receiving information related to such agenda items as authorized under Chapter 551 of the Texas Government Code.

I, the undersigned, Jessica Ramos, Secretary of the Board of Commissioners of the Housing Authority of the City of Pearsall, do declare that legal notice for this meeting was posted on Thursday, August 8, 2024, at 11:00 AM in compliance with the Texas Open Meetings Act.



Jessica Ramos, Secretary/Executive Director

