

**Bluebonnet View Public Facility Corporation  
Regular Meeting of the Board of Directors  
Thursday, November 20, 2025 at 5:30 PM**

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A regular meeting of the Board of Directors of the Bluebonnet View, PFC, was held at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas on Thursday, November 20, 2025 at 5:30 PM.

**1. Called the meeting to order.**

The meeting was called to order at 5:30 PM by President Roy Menke

**2. Roll call, establish quorum.**

**Members Present:** President Roy Menke, Vice-President David Richey, Director Juan Garcia

**Members Absent:** Director Amanda VanCleve and Director Beatrice Nieto

**Members Tardy:** NA

**3. Pledge of Allegiance**

The members recited the United States Pledge of Allegiance.

**4. Residents and citizens to be heard.**

Craig Welch and Priscilla Leal attended today's meeting as potential commissioners.

**5. Discussed appropriate action to approve and/or correct the minutes of the meeting held on August 21, 2025.**

After a brief discussion, Vice-President David Richey made a motion to approve the minutes as presented. Director Juan Garcia seconded the motion with all in favor. Motion passes.

**6. Executive Director Reports: Financial Reports, Expenses, Bank balances, vacancy report, door prices for the month of October 2025.**

Secretary Jessica Ramos reviewed the financial reports, expenses, bank balances, and vacancy report. Also, gave the board an update on the purchase of 42 doors with the cost of an estimated \$6,048.00. After a brief discussion, Vice-President David Richey made a motion to approve the Executive Director Reports. President Roy Menke seconded the motion, with all in favor. Motion passes.

**7. Discussed appropriate actions**

**A. Discussed appropriate action regarding the approval to void checks outstanding that are longer than 6 months.**

After a brief discussion, Vice-President David Richey made a motion to approve to void one outstanding check of \$80.00. Director Juan Garcia seconded the motion, with all in favor. Motion passes.

**B. Discussed appropriate action regarding the approval to write-off any Tenant Accounts Receivables (TAR) that the PHA considers uncollectible.**

After a brief discussion, Vice-President David Richey made the motion to approve writing-off any Tenant Accounts Receivables (TAR) for three accounts in the amount of \$1,427.00. Director Juan Garcia seconded the motion, with all in favor. Motion passes.

**8. Discussed appropriate action regarding the approval for suggested items for the next meeting.**

-Door Progress

**9. Adjournment.**

With no further business to discuss, Vice-President David Richey motioned to adjourn.

Director Juan Garcia seconded the motion with all in favor. The meeting adjourned at 5:40 PM.

  
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Roy Menke, President

  
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Jessica Ramos, Secretary

Date: 2/19/24