

**TEXAS NAHRO**

**Executive Board Meeting  
Corpus Christie Omni Hotel  
Corpus Christie, TX**

**Monday, April 7, 2014**

**Meeting called to order by President Pollard at 2:04 pm.**

**I. Roll Call:**

**Present** – Wayne Pollard, Billie Shelburn, Annie Botsford, Deborah Sherrill, Beverly Banks, Earnest Burke, Riza Nolasco, Sherri McDade, Yvette Nieto, Karen Reynolds, Judy Paciocco, Mark Thiele, Wes Bell, Gene Reed, Milet Hopping, Barbara Bozon, Laura Llanes, Viola Maldonado, Gary Alsup, Johann Schaefer, Willie Carter, Barbara Gardner, Bernadine Spears, C.W.”Buzz” McKethan, Shelli Scrogum-Service Officer

**Absent** - Betty Brewer (excused), Debbie Eldridge, Lourdes Castro-Ramirez. Past Presidents: Steve Short, Jim Hargrove, Richard Franco, Nono Flores, Gary Moore, David Zappasodi, Bill Miller – THA President, David Mintz – TAA

President Pollard declared a quorum was present.

**Addition to Agenda:** President requested that we add Preston Prince, NAHRO President to the Agenda. Motion made by Willie Carter, seconded by Billie Shelburn, motion passed.

Preston Prince:

President Prince thanked everyone for having him at the meeting. He spoke about the amazing leadership we have and the impact our state has at the national level. He expressed his concern regarding the HUD funding for 2015. He discussed RAD demonstration program, his concern that it be available for all housing authorities and that it does not have a negative impact. He also discussed Moving to Work (MTW), regulatory relief, and small agencies reform proposal. He stated that we need to have the hard conversations and be collaborative and open to the

conversations that are happening. He stated that he asked Michael Gerber to join the Strategic Planning Committee for NAHRO, and Mike has been attending the meetings.

**Invocation** – Bernadine Spears provided the Invocation

President Pollard announced that Gary Alsup, Executive Director, Corpus Christie Housing Authority, will be the Parliamentarian for TXNAHRO.

**II. Minutes – October 18, 2013 Executive Board & Steering Committee & March 19<sup>th</sup> Steering Committee:**

The minutes were presented for approval. Mr. Spears motioned for approval with corrections, and Ms. Paciocco seconded, and the motion passed.

**III. Treasurer’s Report:**

The Treasurer’s Report was presented by Rizza Nolasco. She reviewed the Balance sheets for 2013 and reported a net loss of \$21,000, due to a decline in income. She stated that the Budget committee met to discuss the decline in expenses. The deficit was lowered to \$12,000 as noted in the minutes, and she would be meeting with Shelli to revise the reports. A motion was made by Mr. Bell and seconded by Ms. Shelburn to accept the Treasurer’s report. The motion passed.

**IV. Service Officer’s Report:**

Shelli Scrogum presented the Service Officer’s report (copy provided). She presented the 2014 Training Calendar/List of classes and locations. She stated that we have 215 paid members and 57 Business partners. She reported that there are 151 registered attendees at this conference, 27 exhibit booths, and 54 speakers. We also have 37 first time attendees. Mr. Carter made a motion to accept the Service Officers’ report, Ms. Spears seconded, and the motion passed.

**V. Committee Reports:** President Pollard stated that committee reports will be approved at the end of all reports.

- A. *Professional Development – Johann Schaefer* – She reported that her committee met with 6 members and 2 guests present and they discussed training ideas and having NAHRO Professional Development come to South Texas. She stated that they have 12 committee members.
- B. *Housing – Mark Thiele* – He reported that his committee met and Sherri McDade was elected Vice-Chair and Denish Wilson-Owens as Secretary, however Denish has resigned and Amanda Cruz has accepted the position of Secretary of the Housing Committee. The committee reviewed the goals and purpose. There are 16 members and 14 were present. The committee also reviewed updates for 2014 regarding regulation changes, including inspections. He presented a Resolution regarding Flat Rents to be sent to Southwest NAHRO. The resolution request a commitment from SWNAHRO and NAHRO to support member’s efforts to ensure that Flat Rents for Public Housing units are established to reflect local market conditions at each PHA. Mr. Carter made a motion to accept the Resolution 2014-01, with corrections, and Ms. Hopping seconded, and the motion passed.
- C. *Member Services – Beverly Banks* – She reported that they had 12 out of 15 committee members present. There are 215 member agencies in TXNAHRO and 198 non-members. They are going to focus on how to keep current members and how to attract non-members. They will have a Last Man Standing contest going on at the conference as a fundraiser for Scholarships. The last ticket will get the basket full of gift cards and cash. Any monies collected over \$1,000 is recommended that it go into the scholarship fund. The Silent Auction will still be going on.

Note: 2:44 pm - Barbara Gardner came to meeting

- D. *Community Revitalization & Development – Deborah Sherrill* – She reported that her committee met via conference call on April 1<sup>st</sup> and today, they had 6 people present, and 3 guests. They discussed NAHRO Legislative Conference and RAD survey, tax reform, and eliminating the 45 tax credit. She stated that she needs a Vice President for CR&D, and would like for it to be Lisa.

- E. *Commissioners – Earnest Burke* – He reported that his committee discussed Commissioner advocacy and the local community. The Commissioner’s Corner is now on the website under resources. They discussed Best Practices. They also discussed networking and training resources for people who can’t or don’t like to travel. He also reported that Willie Anderson is the Vice Chair for Commissioners, and she has an excellent article under Commissioner’s Corner.
- F. *Legislative/Legislative Consultant – Gene Reed* – He reported that his committee discussed putting success stories on the TXNAHRO website, the Position Paper from last month’s visit to DC. They discussed changing the way we talk to politicians. We should talk about the number of kids, elderly, and disabled folks that we provide services to. The committee also discussed RAD, SHARP, Regulatory Relief, MTW Expansion, Flat Rents, and Tax Credits.
- G. *Nominating Committee – Deborah Sherrill* – She reported that her committee sent out open nominations on December 6, 2013 and January 8, 2014 they had a conference call to discuss and vote on a list for vacant positions on the Board from 2014 to 2016 term. They came up with the following 3 names: Hilda Benevides, Harlingen HA, Cynthia Del Rono, Del Rio HA, and Nickie Brand, Georgetown HA. The committee also voted to maintain an alternate’s list for any additional vacancies. The committee recommended filling Denish Wilson-Owen’s vacancy with the 1<sup>st</sup> name on the alternate’s list, which is Daisy Flores from Cameron County HA. Also recommendation to add Hope Ortiz, with Cuero HA to list of alternates.
- H. *Small Agency Taskforce – Yvette Nieto* – She reported that they met to discuss how to get more small housing agencies involved, key points of 2013 SHARP, and HR3547 & how flat rents would help housing authorities.
- I. *Scholarship Committee – Wes Bell reported for Debbie Eldridge* – He reviewed the 2014 recommendations for changes to the process. They plan to develop written operating procedures. They will award 10 \$1000 scholarships this year, and \$2,500 winner for the Jim Hargrove scholarship.

- J. *Scholarship Foundation – Bernadine Spears* – She reported her committee met in December 2013. Their main responsibility is to raise/collect money. Recommendations include the silent auction or cash contribution by vendors. She reported that they will ask each PHA to raise \$100 annually, and suggestion that each past president contribute \$500, the current sitting President \$250, Sr. VP \$200, all Vice Presidents \$125, and all Board/Committee members \$100/year. Goal is \$15,000. She stated that these were only recommendations. And that the West, TX Council has donated \$500 to the Foundation.
- K. *Awards Committee – Annie Botsford* – She reported that 3 people. This is the 1<sup>st</sup> year that the entire awards process was done on line. She stated that this was easier, and so they hope to get more applications next year.
- L. *Vendor Committee – Johann Schaefer* – She stated that the vendors are not usually here for her committee meeting so she may have to change to a different day/time.
- M. *Bylaws Committee – Milet Hopping* – She reported changes and suggestions have been reviewed. The current changes to the by-laws were sent out in December 2013 with a deadline for input in January. Changes were made and sent out. A second review was done by the committee. Discussions were held and final input was received. She reported that the final proposed by-laws changes were included in the Board packets. A recommendation was made to change 5 calendar days to 10 calendar days for the Nominating Chair to submit reports to Chapter’s Secretary.

A motion was made to accept all reports by Mr. Thiele, Ms. Nieto seconded, and all reports were approved as submitted with 2 “NO” votes.

**VI. President’s Report:**

President Pollard stated that his report was in our folders. He reported that there has been a decline in overall attendance and membership since 2009. He stated that he is looking for recommendations from the Board to stop the decline. He stated that he knows that the budget is part of it, but has charged

the Member Services and Professional Development committees to come up with a plan to reach out to other authorities and to make TXNAHRO their choice in Texas. He stated that he is asking for everyone's effort. He recommended offering ED's a welcome package.

Mr. Alsup recommended getting the agenda out early enough to give housing authorities more time to see who in their agency needs to attend. He also expressed concern about who is in charge at the conference. He recommended having a Conference Committee that would be responsible for planning, location, and content, including speakers.

#### **VII. Approval of New Committee Members:**

President Pollard stated that additional adjustments may need to be made to the budget, but it will be reviewed.

He also stated that he has appointed new members to the following committees: Professional Development – Gary Alsup and John Riley; Awards Committee – Daisy Flores; Budget Committee – Laura Yanez and Becky Salente; CR&D – Hope Ortiz; Commissioner – James DeCosta and Gloria Espinosa. Ms. Banks made a motion to approve all recommendations, Mr. Carter seconded, and the motion was passed.

#### **VIII. Old Business: Site Selection**

President Pollard stated that we need input on coordinating conferences/training at different locations so as not to repeat locations. Set conferences are Meetings/Maintenance - October 2014 in Grapevine, TX; Annual Conference in Austin – April 2015 for Legislative. October 2015 – Grapevine is not available, so Waco is an option. April 2016 Annual Conference is scheduled for San Marcos. Dates will be put on the website.

#### **IX. New Business:**

Ms. Nolasco provided information regarding the solicitation for Fee Accounting Services and a Financial Review. The Board discussed these items, and agreed that we would have a Fee Accountant handle the bookkeeping and have a financial review instead of an audit of the books. Ms. Nolasco stated that they received 2 responses, one from Housing Solutions Alliance for fee accountant and Becky Spencer for both. However, she cannot do both. A recommendation was made to use Ms. Spencer to complete the 2013

990 and allow the Finance Committee to review the other proposal and come back to the Steering Committee with their recommendation. Motion was made by Ms. Spears, seconded by Ms. McDade, and the motion was passed.

President Pollard presented the contract for Eric Woomer, Legislative consultant. Mr. Reed stated that he would be paid the same as 2013 and the contract would start in June. Discussion from members regarding details, and it was decided that the Legislative Committee would work out any details. Mr. McKethan made a motion to approve the Contract, Ms. McDade seconded, and the motion was approved.

Bernadine Spears announced that our President will be turning 50 this year and wished him an early Happy Birthday!

**X. Adjourn**

Motion to adjourn was made by Mr. Carter to adjourn, seconded by Ms. Banks, and the meeting adjourned at 4:14 pm.

Respectfully Submitted:

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Sherri McDade,  
Secretary, TXNAHRO Executive Board