

**Texas NAHRO  
Executive Board Meeting Minutes  
October 23, 2015  
Bass Pro Embassy Suites  
Grapevine, TX**

**Call to Order:** In the absence of President Wayne Pollard, the Meeting was called to order at 1:35 pm by Vice- President Annie Botsford.

**I. Roll Call:**

Present: Annie Botsford, Mark Thiele, Yvette Nieto, Milet Hopping, Deborah Sherrill, Beverly Banks, Betty Brewer, Barbara Menzel-Gardner, Riza Nolasco, Gene Reed, Judy Paciocco, Hilda Benavidez, Daisy Flores, Earnest Burke, Cynthia De Luna, Nicki Brennan, Bernadine Spears, and Shelli Scrogum.

Absent: Naomi Byrne, Sherri McDade, Barbara Bozon, Wayne Pollard, Johann Schaefer, Laura Llanes, Veronica Macon, Gary Allsup, Debbie Eldridge, Carl Richie, Billie Shelburn, THA President Cal Davis, and ex-officio TAA member David Mintz.

Call-in: There were no call-in members present.

Excused Absence Requests: Cal Davis, Billie Shelburn, Carl Richie, Naomi Byrne, Wayne Pollard, and Barbara Bozon requested excused absences.

Guests present: Robin Walls and Lisa Garcia

The President announced a quorum was present.

A welcome and prayer was given by Annie Botsford .

**II. Recognition of Outgoing Officers and Directors, Passing of the Gavel**

The passing of the gavel was waived due to the absence of the Current President, Wayne Pollard. Annie Botsford asked upcoming VP Mark Thiele to present plaques to outgoing officers and directors. Mr. Thiele presented plaques and thanked each person for their service to the board.

**III. Acceptance of the April 20, 2015 Executive Board Minutes**

Betty Brewer moved for approval of the prior minutes and Barbara Menzel-Gardener seconded the motion. Lisa Garcia stated her name was spelled incorrectly in the minutes. Bernadine Spears mention that on page 4, paragraph 2 under Commissioners Report of the minutes that he wording was misleading and NAHRO's Commissioner Training is very good. After discussion the President called for a vote and motion passed unanimously.

**IV. Treasury Report and Review of Financial Statements – Riza Nolasco**

Financial Statements were emailed to board members prior to the meeting and handed out for review. Riza Nolasco gave a brief overview of the financial statements.

Riza Nolasco moved to approve the financial report and Bernadine Spears seconded the motion. The financial reports were approved by unanimous vote.

**V. Review and Approval of Budget – Barbara Bozon**

In the absence of Barbara Bozon, Riza Nolasco gave an overview of the 2016 Budget.

Riza Nolasco made a motion to approve the budget as presented and Milet Hopping seconded the motion. All voted yes and the motion passed.

**VI. Review and Approval of 2014 TXNAHRO 990 – Barbara Bozon**

In the absence of Barbara Bozon, Riza Nolasco gave an overview of the 2014 TXNAHRO 990.

**VII. Review and Approval of Legislative Consultant Contract – Gene Reed**

Gene Reed reported that the Legislative Committee had a successful year. HB 292 was passed which allowed a RAD tax credit to be utilized. The Committee recommended the Legislative Contract be renewed. Even though 2016 is an off year for the legislature there is still much work to be done to prepare for 2017. There is a lot of background work that needs to be done.

Several agencies reimburse part of the cost of the contract. Texas Housing Association will not participate in 2016 and Laredo Housing Authority has not confirmed. The majority have committed to pay the same as they did in 2015. It was also noted that there is a "credit" of \$4400.00 from the prior year.

Gene Reed made a motion to approve the contract as written for 2016 on a January to December timeframe minus the dollars and cents and to grant the President authority to approve the contract if it can be a budget neutral contract. Milet Hopping seconded the motion and all voted yes. The motion passed.

**VIII. Standing Committee Reports:**

- A. Professional Development – Yvette Nieto**  
Attached
- B. Housing – Karen Baker Reynolds**  
Attached
- C. Member Services – Milet Hopping**  
Attached
- D. CR&D – Naomi Byrne**  
Attached
- E. Commissioners – Deborah Sherrill**
- F. Legislative – Gene Reed**

- G. Small Agency Task Force** – Yvette Nieto  
Attached
- H. Scholarship Committee** – Debbie Eldredge
- I. Scholarship Foundation** – Bernadine Spears  
Included in Member Services Report
- J. Awards Committee** – Mark Thiele  
Did not meet
- K. Site Selections Committee** – Mark Thiele
- L. Bylaws Committee** – Sherri McDade  
No report
- M. Nominating Committee** – Billie Shelburn

**N. Report by the Service Officer** – Shelli Scrogum gave a brief overview of the upcoming trainings being offered by Texas NAHRO.

**IX. Old Business**

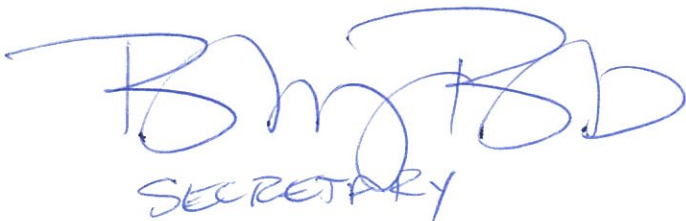
None

**X. New Business**

President Botsford informed the board that there are 4 vacancies on the board. Milet Hopping and Barbara Bozon have accepted officer positions. Willie Carter and Lourdes Castro-Ramirez have resigned from the board. The Steering Committee recommended Mike Gerber from Austin, David Zappasodi from Arlington, Loraine Robles from Houston, and Robin Walls from San Antonio be approved to fill unexpired terms. The Committee also recommended Lisa Garcia be an alternate. Mike Gerber decided to decline the appointment so Lisa Garcia was recommended for a position.

Betty Brewer made a motion to fill the vacancy left by Milet Hopping on the 2015-2017 term with David Zappasodi; the vacancy left by Barbara Bozon on the 2015-2017 term with Lisa Garcia; the vacancy left by Willie Carter on the 2015-2017 term with Robin Walls; and the vacancy left by Lourdes Castro-Ramirez on the 2014-2016 term with Loraine Robles. Milet Hopping seconded the motion and all voted in favor. The motion passed without opposition.

**IX. Adjournment:** There was no more business to come before the board; therefore Milet Hopping moved for adjournment of the meeting. A second was made by Hilda Benavidez. A unanimous vote was received and the President declared the meeting adjourned.



SECRETARY

## Texas NAHRO Professional Development Committee

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Minutes of October 23, 2014 meeting held at Grapevine, TX

Present: Robin Walls

Absent: Gary Allsup

Judy Paciocco

Ernest Burke

Ebby Green

Johann Schaefer

Recommended Robin Walls take the position of Vice Chair.

Went over the conference draft agenda. Needed to fill in twenty-four conference topic slots. We came up with twenty-four slots and three one-day training topics. Will share the recommendations with the rest of the committee. After review and approval from the rest of the committee will forward to Shelli before end of next month.

Discussed the stand alone trainings and suggested ten stand-alone trainings. Will discuss with the rest of the committee and forward the information to Shelli before the end of the next month.

Recommended Board approval to accept the following individuals as members of the PD Committee

- Cynthia De Luna
- Daisy Flores
- Hilda Benavidez
- Debra Wells

## **TEXAS NAHRO V.P. HOUSING REPORT**

The Housing committee met at 9:30 a.m. on Friday, October 23, 2015, in Grapevine.

The meeting was called to order with the following present:

- 1) Barbara Menzel Gardner – DeLeon HA
- 2) Daisy Flores – Cameron County HA
- 3) Paula Blanton – Santa Anna HA
- 4) Cynthia de Luna – Del Rio HA
- 5) Betty Brewer – Breckenridge HA
- 6) Beverly Banks – Munday/Knox City HA
- 7) Milet Hopping – Waco HA
- 8) Riza Nolasco – Fort Worth HA
- 9) Annie Botsford – President, TXNAHRO
- 10) Mark Thiele – Vice-President TXNAHRO

Topics of discussion included:

- 1) Vice Chairman of Committee elected – Barbara Menzel Gardner, DeLeon HA
- 2) Flat Rents adjustments
- 3) Community Service
- 4) Housing image due to recent articles on over-income residents. Approach Board for a statement from TXNAHRO addressing the issue for publication.

This report respectfully submitted on October 26, 2015, by:

Karen Baker Reynolds  
Vice-President  
Housing Committee

## Member Services

Member services met. We identified who would be working on the scholarship foundation fund raiser and who would be reviewing scholarship applications in order to have no further confusion.

We discussed the possible fundraisers we wanted to try for the Annual meeting. The committee talked about a punch and pull prize table and Last Man Standing as well as a few others.

We tried to be mindful that we would be competing against the Galleria on the Vendors night event and wanted to make sure that we could come up with something that might be quick.

The committee talked about donated prizes and updates thru conference calls.

## Milet Hopping

2015 Texas NAHRO CR&D Meeting Minutes

Grapevine, TX

Friday, October 23, 2015

1. Roll call was taken with the following in attendance:

Tim Alcott

Lisa Garcia

Deborah Sherrill

Robin Walls

Nikki Brennan

2. Elect Vice Chairperson-Pending

3. The following agenda items were discussed as follows:

- Tim mentioned he would like to hear more about what development activities we are working on at our own PHA and what are some of the development funding sources we are using for these activities. Tim also volunteered to do a power point presentation on The Wheatley Development for our next meeting.
- We discussed having each of us provide a presentation or speaker for our future meetings.
- Tim is working on trying to change a scoring criteria item for Tax Credits this upcoming year.
- Create a resource database (with best practices) at the state level and create a tool to gather the information needed or wanted.

4. Adjourn

## **Texas NAHRO Small Agency Task Force**

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### **Minutes of October 23, 2014 meeting held at Grapevine, TX**

Present: Nikki Brennan  
Debra Wells  
Karen Reynolds  
Yvette Nieto- Chair

Absent: Ebby Green  
Billie Shelburn

Discussed the OIG report on very small and small agencies audit finds

Discussed that more trainings are needed for small agencies, reaching out to small agencies and making them feel comfortable.

Recommended that a ribbon be given to small agencies to identify and that board members welcome them.

Members also discussed that TX NAHRO is viewed as an organization for large agencies and small agencies are not included. SATF members would like to see that change. They will be inviting their peers to attend meetings and trainings to try to change the perception.