Pueblo of Acoma Housing Authority
P.O. Box 620, Pueblo of Acoma, NM 87034 – Phone: (505) 552-6118 – Fax: (505) 552-0542

The Pueblo of Acoma Housing Authority mission is to provide decent, safe and affordable housing opportunities and services for low-income and non-low-income Pueblo of Acoma families, residing on and off the reservation, while preserving and enhancing traditions and natural resources thereby promoting the general welfare of all Pueblo of Acoma people.

SIGN-IN SHEET

PUEBLO OF ACOMA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
PUBLIC SAFETY FACILITY CONFERENCE ROOM
January 27, 2004

BOARD OF COMMISSIONERS

Duane Mousseau, Chairman
Michael Torivio, Vice Chairman
Freida Vallo, BOC Secretary
Myron Garcia, Commissioner
Geraldine M. Vallo, Commissioner
Michael Lewis, Ex-Officio (Tribal Council)
Ted Ortiz, Ex-Officio (Tribal Administration)

PAHA STAFF

Lawrence Sanchez, Executive Director
Owen Ondelacy, Assistant Director
Floyd Tortalita, Development Specialist
Chandler Sanchez, Mortgage Specialist
Patricia J. Alonzo, Accountant
Rose Histia, Homeownership Supervisor
Jennette Steward, Homeownership Specialist
Connie R. Silva, Homeownership Specialist
Gwen Garcia, Administrative Assistant
Tina M. Poncho, Secretary/Receptionist
Lawrence Ramirez, Maintenance Supervisor
Curtis Paytiamo, Maintenance Worker
Marion Salvador, Maintenance Clerk

MEETING ADJOURNED AT
AGENDA

Pueblo of Acoma Housing Authority Board of Commission Regular Meeting
Public Safety Facility Conference Room
Acomita, New Mexico
January 27, 2004
6:00 P.M.

I. Call to Order - 6:08 p.m.

II. Invocation - Mike Torrio

III. Roll Call -

IV. Approve Agenda - approved as is, no changes

V. Approve Minutes – December 29, 2003 (Tabled)

VI. Announcements
   1. Tentative Meeting scheduled w/Tribal Administration regarding the Residential Lease Agreement, Lawrence Sanchez, Executive Director

VII. Reports
   1. Executive Director’s Report, Lawrence Sanchez, Executive Director
   2. Update on HUD Audit Findings, Owen Ondelacy, Assistant Director

VIII. Old Business
   1. Proposed FY-2004 Travel and Training Plan, Lawrence Sanchez, Executive Director (Tabled)
   2. Election of Officers (Tabled)
   3. Term of Office – Realignment of Commissioners (Tabled)

IX. New Business
   1. Resolution Amending the Pueblo of Acoma Housing Authority Homeownership Programs Admissions & Occupancy Policy, Rose Histia, Homeownership Supervisor

X. Schedule Next Board of Commission Meeting
   1. Next Regular Board of Commission Meeting – February 10, 2004, place TBD, 6:00 p.m.

XI. Adjourn - motion Myron 2nd by Mike T.
Pueblo of Acoma Housing Authority  
Board of Commissioners  
Regular Meeting  
1/27/2004; 6:00PM

I Call to Order  
The meeting was called to order at 6:08PM by BOC Chairman D. Mousseau

II Invocation

III Roll Call  
Roll call was conducted by Chairman Mousseau. The following Commissioners were in attendance:  
Duane Mousseau, Chairman  
Mike Torivio, Vice-Chairman  
Geri Vallo, Commissioner  
Myron Garcia, Commissioner  
A quorum of four (4) was present.  
Pueblo of Acoma Housing Authority  
Lawrence Sanchez Jr., Executive Director, PAHA  
Owen Ondelacy, Assistant Director  
Rose Hista, Homeownership Supervisor  
Gwen Garcia, Administrative Assistant

IV Approve Agenda  
A recommendation to revise the order of business was made. The recommendation was to move Item IX to before Item VII; was accepted by board consensus A Motion to Approve the meeting agenda was made by Commissioner Garcia; the Motion was seconded and the Motion carried.

V Approve Minutes  
The regular meeting minutes for 12/29/2003 was presented. Typographical errors were noted for revision. A Motion to Approve the Minutes was made by Commissioner M. Torivio; the Motion was seconded and the Motion carried.

VI Announcements  
One (1) announcement was made concerning the following sub-item:  
1. A meeting with the Acoma Tribal Administration was being planned to review and discuss the proposed Residential Lease Agreement.

VII Reports  
There was one (1) report presented by L. Sanchez Jr., Executive Director.  
1. The Executive Report covered the following topics:  
   • Actions Items  
   • Non-Action Items  
   • Modernization Project update
• New PAHA Office update
• Mortgage Program
• Homeownership Program
• Other Housing Planning and Development Projects
Refer to the Executive Director’s Report for detailed information. A Motion was made to Accept the report was made by Commissioner Garcia; the Motion was seconded and the Motion carried.

VIII Old Business
The Election of Officers remained Tabled.

IX New Business
There was one (1) new business item presented before the Board:
1. A revised policy was presented before the Board as a result of the May 2003 HUD Site Review. The Admissions and Occupancy Policy was presented with the main revision added for the Lease Purchase Agreement. Refer to the policy itself for the current version.

X Schedule Next Meeting
Two (2) meetings have been scheduled. The first meeting scheduled is a Special Meeting to held on February 3, 2004 at the Pueblo of Acoma Public Safety Facility at 6:00PM; the second meeting scheduled is the BOC Regular Monthly Meeting scheduled for February 10, 2004 at the same location and time.

XI Adjourn
A Motion was made to adjourn the meeting by Commissioner Garcia; it was seconded and the motion carried. The meeting adjourned at 9:00PM.

These meeting Minutes were produced by Chairman D. Mousseau.
Roll Call

V. Announcement:

1. (not visible)

A. Lease of the City Park Chestnut House

Topic of Discussion:

1. Lease

2. Tentative Lease

3. Mortgage (15 to 30) 25 Year is Out

4. Rental

5. (not visible)
Realty office 2, legal description of land, etc.

(again 2)

TA/PATH Repetitive Amenities

Residential Lease (send copy to BDC)

HRM IX NZ

Resolution to Amend the PAA
Admissions/ Occupations Policy

Rule Change to Include (lease/release
agreements included, 10 agreements
lease occupancy agreements)

Capability to fully credit rents, prior to
participants acceptance?

This is to rent (sublease) collections/evictions
(sublease send down from hotel)
Recommend a table of contents be added after the DB Discussion Policy.

Page 26: Lowertex Determination which side of the list they'll go on.

Page 26: 'X' is basically the application.

Page 27: No attachments (exhibits)

Page 27: Do not joke

Page 28: Have patience.

Page 28: A repetitive manner of the process minimum/maximum.

1300 Tumana Trail Santa Ana Pueblo, NM 87004 505-866-1234 or 800-55-HYATT Fax: 505-864-1400
Recommendation to delete section.

Deputy: Apply to the Appropriations (Sine Die Intended) Video Conference/Standards:

2 staff counselors/counselors who are able to speak frequently.

120* on the waiting list is maintained on a rolling basis when update is due.

Motion to accept Homelessness Resolution # P&Y 01270X-01 Amends the
Amendment to turn on a vote made by chairman.

Motion to call for a vote made by chairman.

4 in favor, 0 opposed, 0 abstained.
Resolving #4 is needed. Passed

VIII Resolved

($6,800) Certified ($55,288, 08)
of construction cost estimates

No all minutes have been identified
for purposes of water/wastewater.

Athletic Team and #4 track delivered.

Playground equipment?

Start up the Resident Organizing.

Bids:
Review drawings that have been completed.

Annual Recertifications (Breakdown)
(Syrup plant included with jacket)

Meeting to accept and accept made by Commission.

Seventy-five by vice chairman