



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

Duane Mousseau

Michael Torivio, Vice Chairman

Michael Torivio

Freida Vallo, BOC Secretary

Freida Vallo

Myron Garcia, Commissioner

Myron Garcia

Geraldine M. Vallo, Commissioner

Geraldine M. Vallo

Michael Lewis, Ex-Officio (Tribal Council)

Michael Lewis

Ted Ortiz, Ex-Officio (Tribal Administration)

Ted Ortiz

PAHA STAFF

Lawrence Sanchez, Executive Director

Lawrence Sanchez

Owen Ondelacy, Assistant Director

Owen Ondelacy

Floyd Tortalita, Development Specialist

Floyd Tortalita

Chandler Sanchez, Mortgage Specialist

Chandler Sanchez

Patricia J. Alonzo, Accountant

Patricia J. Alonzo

Rose Histia, Homeownership Supervisor

Rose Histia

Jennette Steward, Homeownership Specialist

Jennette Steward

Connie R. Silva, Homeownership Specialist

Connie R. Silva

Gwen Garcia, Administrative Assistant

Gwen Garcia

Tina M. Poncho, Secretary/Receptionist

Tina M. Poncho

Lawrence Ramirez, Maintenance Supervisor

Lawrence Ramirez

Curtis Paytiamo, Maintenance Worker

Curtis Paytiamo

Marion Salvador, Maintenance Clerk

Marion Salvador

MEETING ADJOURNED AT

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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 pm.*
- II. Invocation - *Mike Torvrio*
- 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 *Motion by Myron 2nd. Geni U.*
 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
Motion by Mike T. 2nd by Myron G. w/ changes.
- 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 Histia, 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.

Board Meeting (Regular)
11/27/04

I. call to order 6:08pm

II Invocation
given by Vice Chairman,

III Roll call
MSTOVNIO Vice Chairman
Commissioner Gavella, Commissioner Vallo,

IV Approve agenda
have New NISTO Item VII, motion to approve

V Approve agenda
motion to accept / not accept of the agenda
Vice Chairman motion to table minutes secured
by Commissioner Gavella, motion to accept

VI Announcements
Announcements
by Commissioner Gavella, motion to accept
minutes of 10/29/03 made
by Commissioner Gavella, secured, by
Vice Chairman. Motion carries

VII Announcements
1. NTA w) Tribal Administration Koga De,
Residential lease agreement,
/ Allucorave) wk of the 9th, Petr
Christutt / dense tree

Open discussion
1. Reservation wide lease 2
2. RAA lease / case by case basis
3. Mortgage (15 to 30) 25 years out
of the question

Realty office? legal desc of land, etc.

agony?

> ~~TA/PATA~~ Repetitive ~~Attorneys~~

> Residential lease (send copy to BOC)

Item IX NB

Resolution to Amend the PATA
Admission/ Occupancy Policy,

HUP funds to include lease purchase
agreements, including IP agreements
lease occupancy agreements, ^{to include} L-participants

capability of fully credit rpts, prior to
participants acceptance?

H3, 15 to Rent (sublease) collections/evictions

(sublease sent down from APTA)

Recommendation ~~that~~ to include
added after the JB discussions/occupancy
policy

pg 2 letter B — MH/LP

pg 26 — low rent. → determine which
side of the list they'll be on

LP is basically the application

pg 27 — NO attachments (exhibits)

There is no exhibit & finance section (we
do not do this section so it was
recommended to take out)

pg 4. NRG PARTS goal

→ adequate materials of the program
minimum / maximum

- advertisements, pamphlets, etc
- ~~rewards~~ → reward to promote

pg 11. HRS #2 "Jenstrom that
he or she..."

Recommendation to delete ~~item~~

5/20/14² Apply for Homelessness
(SOMM to interpret) (video)

(2 staff) chandel/camie who are
able to speak ^{terse} fluently;

120* on the waiting list; maintained
on a ~~monthly~~ basis when update
issue potential participant is noted

^{App}
Motion to accept Homelessness ^{Bliss/}
made by Vice Chairman, seconded
by Commissioner Garcia, w/ noted
changes, motion carries

Resolution # PAAA-0270X-01 Amend for
Homelessness program ^{Bliss/} changes, chairman
motion to call for a vote, ^{made by} seconded by

1300 Tiyuna Trail Santa Ana Pueblo, NM 87004 505-867-1234 or 800-55-HYATT Fax: 505-864-1400

COMMISSIONER GARCIA
4 in favor, 0 opposed, 0 abstained

Resolution ^{Bill} ~~# 1000~~ is ~~advised~~ / passed

VII Rpts.

✓ (Sb, 800) identified (SSS, 288, W)
for construction cost estimates

✓ Now all names has been identified
for dimension of water/wastewater

• ~~Atkins~~ ~~John~~ ~~and~~ ~~Rpt~~ → ~~Track~~ ~~del~~ ~~10~~ ~~even~~

• programs ~~equipped~~ ?

• ~~Start~~ ~~of~~ ~~the~~
Resident Organization

B.J. >

Review drawings that have been completed

• Annual Recertification / Inspection
(Break-down)
(SMP plan included w/ tickets)

• ~~Meeting~~ ~~to~~ ~~accept~~ ~~and~~ ~~accept~~, made by Commission
Yancey, ~~signed~~ by Vice Chairman
Anot

~~AT~~ — how does the fit in to all of this — should at the dance be on top of this

2. Update on HUD Audits Budget

VII OS

1. Proposed FY 2004 T/T (tabled)
(Remains tabled) —

2. Election of Officers (tabled)
motion to table by Commissioner
Garcia Vello seconded by
Chairman / motion to keep as is ^{made}
seconded by Commissioner Garcia
and Vello

Special Mtg? February 3, 2004
6pm — Public Safety Mtg

X, Schedule 2/10/04 6pm

XI — Adjourn
motion to adjourn
made by Commissioner
Garcia seconded by
9:01 PM Vice Chairman