PUEBLO OF ACOMA HOUSING AUTHORITY BOARD OF COMMISSION MEETING
Pueblo of Acoma Housing Authority Conference Room
Acoma, New Mexico
March 14, 2000
SIGN-IN SHEET

BOARD OF COMMISSIONERS
Harold Felipe, Chairman
Timothy J. Chavez, Vice-Chairman
Carleen Chino, Secretary
Brian D. Vallo, Commissioner
Jason Johnson, Commissioner
Joe Aragon, Jr., Ex-Officio (Tribal Council)
Tribal Administration, Ex-Officio

PAHA STAFF
Raymond J. Concho, Jr., Executive Director
Derek Vallo, Development Specialist
Patricia J. Alonzo, Accountant
Rose Histia, HOC I
Geri Vallo, HOC II
Gwen Garcia, Administrative Assistant
Anissa Vallo, Secretary/Receptionist
Rose Leon, DEP Director
A. Marie Garcia, DEP Secretary/Receptionist
Mildred Pino, Recreation Specialist
Tamra Vallo, Recreation Aide

Meeting Adjourned at __________________________
AGENDA

Pueblo of Acoma Housing Authority Board of Commission Meeting
Pueblo of Acoma Housing Authority Conference Room
Acomita, New Mexico
March 14, 2000
6:30 p.m.

I. Call to Order

II. Invocation

III. Roll Call

IV. Approve Agenda

V. Read & Approve Minutes
   1. February 15, 2000 – Board of Commission Meeting

VI. Announcements
   1. NAIHC Technical Assistance and Training on Financial Management
      Systems on April 5-7, 2000 at PAHA Office.
   2. SWIHA’s April 2000 Quarterly Meeting on April 11-14, 2000 at Reno, NV.

VII. Reports
   1. Executive Director’s Report
      a. NAIHC 6th Annual Legislative Conference Report

VIII. Old Business

IX. New Business
   1. Presentation of Contracts for 61 Housing Unit Projects and Proposed Subsequent
      Interviews with Board of Commission.
   2. Indirect Cost Service Agreement
   3. Proposed Policy Amendments: MEPA and Payment Deferment
   4. Drug Elimination Program Status

X. Schedule Next Board of Commission Meeting

XI. Adjourn
ITEM I. CALL TO ORDER
Meeting was called to order at 6:41 PM by Chairman Harold Felipe

ITEM II. INVOCATION

ITEM III. ROLL CALL
Roll call was made with the following present:
Harold Felipe, Chairman
Tim J. Chavez, Vice Chairman
Carleen Chino, Secretary
Brian D. Vallo, Commissioner
Jason Johnson, Commissioner
Bernard Lewis, Tribal Administration Ex-Officio

Staff:
Raymond Concho, Executive Director
Pat Aionzo, Accountant
Rose Leon, DEP Director
Gwen Garcia, AdminAssistant

ITEM IV. APPROVAL OF AGENDA
Motion to accept the agenda for PAHA Board of Commissioners meeting, March 14, 2000 was made by Commissioner Carleen Chino, seconded by Vice Chairperson Tim Chavez, motion carries.

ITEM V. APPROVAL OF MINUTES - February 15, 2000
Motion to accept the minutes of February 15, 2000 with corrections were made by Commissioner Brian Vallo, seconded by Vice Chairman Tim Chavez, motion carries.

ITEM VI. ANNOUNCEMENTS
b. SWIHA's April 2000 Quarterly Meeting on April 11-14, 2000 in Reno, NV

ITEM VII. REPORTS
a. Executive Director's Report
   *Executive Director Raymond Concho, Jr. provided the Board with a written report (attached). Further discussion took place in regard to the Executive Director's report on the Mortgage Code and the Drug Elimination Program financial closeout.
   *The Acorna Tribal Courts has asked PAHA to try to compromise with homebuyers/homeowners prior to eviction proceedings.
   *PAHA was acknowledged by HIP the capability of conducting environmental reviews.
   *An assessment was requested by Commissioner Vello on the role & responsibility of the Board. A draft annual report is in the process of being developed, the Board would report to the Tribal Administration and Council. Executive Director Concho is also in the process of preparing the Annual Performance Report that goes to HUD. It was suggested that the Board also advocate to the Tribal Administration and Council to help change the funding methodology of HUD to supplement or match funding for HIP programs.

b. Drug Elimination Report – Rose Leon, Director
*DEP Director Rose Leon provided the Board with a written report (attached). Further
discussion took place in regards to the report: the concern was on the liability of the
childcare services that the program is providing. Ms. Leon informed the Board that the
two staff are certified/trained for the recreational part of the program, but would check into
further training. A funding profile and corrective action plan (attached) on the DEP
Program was provided to the Board for review. After a lengthy discussion, a directive was
given to Executive Director Concho to put together the required amendment to the FY98
Indian Housing Plan for HUD’s approval to cover the expenditures of the DEP Program
that the IHBC funds may not cover.
c. NAIHC 6th Annual Legislative Conference Travel Report
Chairman Harold Felipe & Vice Chairman Tim Chavez provided a verbal report on their
travel to NAIHC’s 6th Annual Legislative Conference held in Washington, DC. The
conference went well. Governor Lloyd Tortalita also attended the conference and
provided information on the tribe’s housing needs to the Representatives at the Capitol.
Chairman Felipe commended Governor Tortalita on a job well done. Vice Chairman
Chavez commended the PAHA staff for putting together the packets of information that
was shared with the Congressional delegates. It was suggested that PAHA continue to
pursue efforts of NAIHC to influence policy changes to HUD programs for Acoma.
Another recommendation was to include trip reports in the newsletter.

*Motion to accept the Executive Director’s report of March 14, 2000 was made by
Commissioner Vallo, seconded by Commissioner Johnson, motion carries.

ITEM VIII. OLD BUSINESS – NONE

ITEM IX. NEW BUSINESS
a. Presentation of Contracts for 61 Housing Unit Projects and Proposed Subsequent
Interviews with Board of Commission
*Development Specialist Derek Vallo provided the Board with the tally on three
contractors who were selected on possibly conducting business with PAHA. The next
recommendation is the visit the site developments of the three construction companies
and talk with them. The three companies selected include: Richey Construction
Company, Collatz Incorporated & Evans Southwest Inc. A concern by Commissioner
Vallo is the infrastructure in building these 61 units. Mr. Vallo and Mr. Concho provided
the Board with information that funding resources are currently being sought in order to
provide the infrastructure to these units.
b. Indirect Cost Service Agreement
*Executive Director Concho provided the Board with a final Indirect Cost Service
Agreement between PAHA and the Pueblo of Acoma Central Accounting Department.
Motion to accept the agreement between the two (2) entities was made by Commissioner
Vallo, seconded by Vice Chairman Chavez, motion carries.
c. Proposed Policy Amendments: MEPA & Payment Deferment
*Proposed policy amendments to the MEPA & Payment Deferment plans were
presented to the Board. After further discussion, the HOC’s were directed to re-
emphasize to homebuyers/homeowners that MEPA usage would only be considered if
there was a TAR balance or a delinquent account on a one-time request. Further
discussions and/or comments to be considered after the Homeownership Week activities
are done.
d. Drug Elimination Program Status
*Friday, March 17, 2000 would be the last day of employment with DEP for the DEP staff.
They have already been placed in different areas of the pueblo. The DEP program's
financial status is currently being corrected by the Acoma Central Accounting
Department. A spending freeze was made by the Central Accounting Department
pending financial reports from PAHA to the Accounting Department. Access to the
LOCCS financial system to drawdown funds for the DEP program were not being
authorized due to the lack of financial reports. An estimated total of $196,000 may be
returned to HUD/DEP programs from PAHA. A corrective action plan is currently being worked on by Executive Director Concho and will be presented to the Board. The Board directed Executive Director Concho that the corrective action plan on the DEP program will be required in 2-3 weeks. Warnings have been sent to PAHA from HDS on the lack of the financial reports. A directive from Governor Tortailta was a meeting with PAHA Accountant Pat Alonzo on Friday, 3/17/00 at 1 PM regarding the financial status of the DEP Program.
* After further discussion, a directive was made by the Board that Mr. Concho send a representative to participate on his behalf to the eight meetings he had identified he would be attending. The Board felt that Mr. Concho's commitment to PAHA was a priority, especially in helping to close out the DEP Program and providing a corrective action plan.

ITEM X. SCHEDULE NEXT BOARD OF COMMISSION MEETING – APRIL 11, 2000

ITEM IX. ADJOURN

Motion to adjourn meeting was made by Commissioner Chino, seconded by Commissioner Vallo, motion carries, adjourned @ 12:30 AM

Respectfully submitted,

Carleen Chino, Secretary