



Pueblo of Acoma Housing Authority, Inc.

"A Non-Profit Tribal Corporation"

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

"Providing Safe and Affordable Housing Opportunities"

SIGN-IN SHEET

PUEBLO OF ACOMA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
PUBLIC SAFETY FACILITY CONFERENCE ROOM
March 16, 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

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

MEETING ADJOURNED AT

JORGE PALOMBO NAHC

Jorge Palombo

AGENDA

Pueblo of Acoma Housing Authority Board of Commission Regular Meeting
Public Safety Facility Conference Room
Acoma, New Mexico
March 16, 2004
6:00 P.M.

- I. Call to Order
- II. Invocation
- III. Roll Call
- IV. Approve Agenda
- V. Approve Minutes – 12/29/04, 1/13/04, 1/27/04 and 2/10/04 (Tabled)
- VI. Announcements
 1. PAHA Orientation to the Acoma Tribal Council/Tribal Administration, April 2, 2004, 9:00 a.m. – 3:00 p.m., Sky City Hotel & Conference Center (*Tentative*)
 2. Reception for the New Mexico State Transportation Commission, March 17, 2004, 6:30 p.m., Sky City Hotel & Conference Center, Pinon Room A&B
- VII. Reports
 1. Executive Director's Report - Lawrence Sanchez, Executive Director
 2. Update on HUD Audit Findings - Owen Ondelacy, Assistant Director
 3. Modernization/Project Update(s) - Floyd Tortalita, Development Specialist
- VIII. Old Business
 1. Election of Officers (Tabled)
 2. Term of Office – Realignment of Commissioners (Tabled)
- IX. New Business
 1. Homebuyer Concerns, Project 7, NM79-07/C-1665.01 – Homeownership Specialists
- X. Schedule Next Board of Commission Meeting
 1. Next Regular Board of Commission Meeting, April 13, 2004, 6:00 p.m., Public Safety Facility
- XI. Adjourn

Pueblo of Acoma Housing Authority
Board of Commissioners
Regular Meeting
March 16, 2004

- I. Call to Order
Meeting was called to order by BOC Chairman D. Mousseau at 6:15 PM.
- II. Invocation
- III. Roll Call
- | | |
|--------------------------------|--|
| BOARD OF COMMISSIONERS | PAHA STAFF |
| Duane Mousseau, Chairman | Lawrence Sanchez, Executive Director |
| Michael Torivio, Vice-Chairman | Owen Ondelacy, Assistant Director |
| Freida Vallo, Secretary | Floyd Tortalita, Development Specialist |
| Geri Vallo, Commissioner | Jennette Steward, Homeownership Specialist |
| Myron Garcia, Commissioner | Connie Silva, Homeownership Specialist |
| | Gwen Garcia, Administrative Assistant |
- Guest: Jorge Palombo, NAHC
- IV. Approve Agenda
Motion made by Commissioner G. Vallo and seconded by Commissioner M. Garcia with changes and additions as noted in minutes.
- V. Approve Minutes – To remain tabled.
- VI. Announcements
1. PAHA Orientation to the Acoma Tribal Council/Tribal Administration, April 27, 2004 9:00 AM – 3:00 PM, Sky City Hotel & Conference Center. Housing issues to be presented, basically total cost of housing need at about 20 million, power point presentations. A request was made for the approval of breakfast and lunch items to be served, consensus was made by Board of Commissioners for items.
 2. Reception for the New Mexico State Transportation Commission, March 17, 2004, 6:30 PM, Sky City Hotel & Conference Center, Pinon Room A & B, 4 slots available.
 3. Office of Tribal Planning has scheduled (2) meetings in reference to the Interchange.
- VII. Reports
1. Executive Director's Report – Lawrence Sanchez, ED
Report was given, Executive Director would like to break away from POA Procurement due to problems that are arising and continue to arise. MOA is needed, suggestion was made to have MOA prepared for next meeting.
 2. Update on HUD Audit Findings – Owen Ondelacy, Assistant Director
Report of update was given.
 3. Resolution in reference to *Development for costs exceeding the total development limits in the construction of one traditional home*, Resolution was read, motion was made to call for a vote by Commissioner M. Garcia and seconded by Vice-Chairman M. Torivio. Resolution was passed with 5 in favor, 0 opposed, 0 abstained.
 4. Modernization/Project Update(s) – Floyd Tortalita, Development Specialist

Report was given, (2) homes to be replaced with manufactured housing. Individuals are being serviced according to those that qualify and have had assessments done, but there still is a chance that others can be assessed but may not be offered the services.

VIII. *Old Business*

(Recommendation was made to proceed with New Business.)

IX. New Business

1. Homebuyer Concerns, Project 7, NM79-07/C-1665.01 – Homeownership Specialists Board of Commissioners listened to concerns of individual, G. Ortiz.

VIII. Old Business (“no more tape”)

1. Election of Officers
Bylaws state that election to be done at annual meeting or next opportune time, quorums have been low, to remain tabled.
2. Term of Office – Realignment of Commissioners
Still needs to be worked on as far as term of office criteria, can recruit replacement, but will need to be approved by Tribal Council, along with increase in membership.
3. Revision of By-Laws
Suggestion was made to have separate meeting on by-laws in reference to changes, additions that need to be made.
4. Probationary period ending for Executive Director L. Sanchez
Ex-officio Tribal Secretary T. Ortiz and Chairman D. Mousseau have completed performance evaluation. Document is at Human Resources, Chairman invites input from Housing Board of Commission Members, document in writing recommendations.

X. Schedule Next Board of Commission Meeting

1. Next regular Board of Commission Meeting April 13, 2004 at 6:00 PM, Public Safety Facility.

XI. Adjourn

Meeting was adjourned at 10:54 PM.

W

Bona Vista
March 16, 2004
6:15 PM

- I call & orders
- II Invocation
- III Roll call — JUNE, MYRA, DEN, FRED, MIKE (6:21 PM)
- IV Approve Agenda — JUDGE PALOMBO, JERRY, CHERRY, FLORA, ALAN

#13 - Office of Title Planner should HISS (see attachment)

#14 - Resolution [unclear] HISS

MYRA to approve made by Govt recorded by MYRA
MOTION carries, AUSA APPROVED

V Approve Minutes — Remin tabled (no minutes have been produced)

VI Announcements

1. PATTI ORIENTATION — Reaffirm/Reframe on the total concept of HISS under Title 16

(propose to do this every year)

April 12 or 13?

SWITHA/AMBYIND? ALBUS ALEN

VII #13

1. SDRA — Resolution
WA (draft title)

Transition provisions to PATA
(ABE, provisions, pension, IR)

> Provisions?
Finance Dept?
Organization chart?

MASGO THIS IS THE
PROVISION ABE HAS

Point of closure — submit resolution show document
on reimbursement to TU report
to take out from future audit
avoid
(cost overruns) in the future
proceeds of sale

Recommend TUP to take out ^{ITB} ~~from~~ ^{from} ~~audit~~

motion to call for a vote — motion
made by
Commissioner Valer, seconded by
Vice Chairman ^{S. W. ...}, 2 opposed
0 abstained, resolution # PATA 81604-01
passed, motion carries,

3. Modernization - Flood

S/A #85, 877 FY 2003

replace w/ manufacturing #85 (2)
Jenioltime /

* #85 Authority takes on that responsibility

Projects built in the early 1980's

structural problems to be dealt by management
(responsibility neglected)

→ cosmetic

with what is the agent?

laborers?

excuse A - 8:43 PM