



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
April 9, 2002

BOARD OF COMMISSIONERS

Jason Johnson, Chairman

Jason Johnson

Duane Mousseau, Vice Chairman

Duane Mousseau

Gerrie Ortiz, Secretary

Gerrie Ortiz

Cheryl McGinn, Commissioner

Cheryl McGinn

Michael Torivio, Commissioner

Michael Torivio

Charles Riley, Ex-Officio (Tribal Council)

Harold Felipe, Ex-Officio (Tribal Administration)

PAHA STAFF

Raymond J. Concho, Jr., Executive Director

Raymond J. Concho, Jr.

Owen Ondelacy, Assistant Director

Owen Ondelacy

Floyd Tortalita, Development Specialist

Floyd Tortalita

Patricia J. Alonzo, Accountant

Patricia J. Alonzo

Rose Histia, Homeownership Specialist

Rose Histia

Jennette Steward, Homeownership Specialist

Jennette Steward

Gwen Garcia, Administrative Assistant

Gwen Garcia

Tina M. Poncho, Secretary/Receptionist

Tina M. Poncho

Mark Thompson, Project Manager

MEETING ADJOURNED AT

AGENDA

Pueblo of Acoma Housing Authority Board of Commission Meeting
Acoma Tribal Council Chambers
Acomita, New Mexico
April 9, 2002
6:30 P.M.

- I. Call to Order
- II. Invocation
- III. Roll Call
- IV. Approve Agenda
- V. Approve Minutes – February 28, 2002 Special Meeting; March 12, 2002 Regular Meeting
- VI. Announcements
 1. SWIHA Quarterly Meeting, April 16-18, 2002, Mesa, Arizona, Training Topic: NAHASDA Compliance Requirements and Financial Management
 2. AMERIND Risk Management Corporation's Annual Spring Institute, April 24-25, Albuquerque, NM
- VII. Reports
 1. Financial Report, Jack Rogers, Jr., Central Accounting Department
 2. Homeownership Specialist Report, Rose Histia and Jennette Steward
 3. Executive Director's Report, Raymond J. Concho, Jr.
- VIII. Old Business
 1. None
- IX. New Business
 1. David Fred & Diane Garcia – Homebuyer Concerns
 2. Review and Approve Funding Requests (2), Patricia J. Alonzo, Accountant
- X. Schedule Next Board of Commission Meeting – May 14, 2002, 6:30 p.m.
- XI. Adjourn

Pueblo of Acoma Housing Authority
Board of Commissioners
Regular Meeting Minutes for April 9, 2002

I. Call to Order

The meeting was called to Order at 6:41 p.m. by Chairperson, Jason Johnson. The meeting was conducted at the Acoma Tribal Council Room.

II. Invocation

III. Roll Call

All Board of Commissioners were in attendance. All PAHA staff members present.

IV. Approve Agenda

Changes:

(Reports)

1. Financial Report, Jack Rogers - Tabled till further notice
Contract ends 5/16 and a bid notice for financial services will be sent out.

(New Business)

1. Special request - Executive Director requested that Item #1 be placed first on the agenda or as soon as Mr. & Mrs. David F. Garcia arrived. Request accepted and approved.

V. Approve Minutes

Meeting Minutes of 2/20 - motion to accept was passed.

Meeting Minutes of 2/28 - motion to accept was passed.

Meeting Minutes of 3/12 - Executive Director was on travel status. Motion to accept was passed.

VI. Announcements

1. SWIHA Quarterly Meeting - Commissioner Mousseau, Commissioner Johnson and Executive Director, Mr. Concho will be attending. Mr. Ondelacy will be Acting Director.
2. Amerind Meeting - arrangements are on your own.

VII. Reports

Executive Director's Report

- BIA Housing Improvement Program - project still on-going, continue to rehabilitate, renovate housing units.

- 61-Housing Unit Project - Remaining housing units will go through final inspection 4/10. The Evans Southwest contract is going through a closeout period.
- Skyline Lagoons Wastewater Reuse System Project - the contract was awarded to SSS Construction and project is on going.
- Project Management Services Contract - contract with Mark Thompson will be amended to include additional scope of work activities, current contract ends 11/27/02.
- Modernization Program - Erosion Control - project on-going to assist 23 housing-units with erosion control.
- Modernization Program - Mechanical - project on-going to assist housing units with replacing furnaces, water heaters and duct repair work.
- Traditional Home Building - training program on going, but still experiencing delays. The completion will again be extended. Next meeting on April 15 and a new completion date will be agreed upon.
- Community Wide Housing Inventory - contract with NAHC to identify, inventory, and assess private housing units needs on-going.
- Rural Addressing - no further reports.
- Homeownership - delinquency balance continues to decrease. Housing services continue to be provided i.e. education and counseling. Open House was a success with about 350 people in attendance.
- Mortgage Assistance - HUD approval of Mortgage Law is still pending. PMI agreement finalized with access to \$125,000 start-up funds. PAHA recommends agreement be signed to avoid loss of funds.
- Administration - no significant findings in FY 2001 audit. PAHA provided an annual report at the 3/3 General Meeting. APR submitted to HUD on 3/5.
- Training and Technical Assistance - has been implemented and still on going.

Motion to Accept Executive Director's Report was accepted.

Homeownership Specialist Report

- Housing services continue to be met. New homeownership participants continue to be education and counseled on new homes. Meetings and training for specialists continue to meet training and technical assistance plan. Move-in inspections still on going. Forty-two move-ins have been completed.
- Future activities - include Cultural Day Parade 4/12, Week of the Young Child Parade 4/19, and National Homeownership Week during the second week of June 2002.

Motion to Accept Homeownership Specialist Report was accepted.

VIII. Old Business - None

IX. New Business

- Mr. & Mrs. David F. Garcia - Homebuyer concern - Mr. & Mrs. Garcia came in at about 6:50 p.m. and the meeting continued to listen to their concerns regarding their current housing situation and their needs that they felt have been unmet satisfactorily.

After listening to their concerns, the Board of Commissioners went into an Executive Session at 8:40 p.m.

The Board of Commissioners reconvened at 9:50 p.m. Mr. & Mrs. Garcia were given a list of options in order to reconcile their housing concerns. Mr. & Mrs. Garcia verbally agreed to the options. Executive Director, Raymond Concho, Jr. was instructed to proceed with the options given to Mr. & Mrs. Garcia and submitted a written formal agreement to the Garcia's. The BoC requested weekly updates to this matter.

- Funding Requests - approved, pending more details.

X. Schedule Next Board of Commission Meeting

The next Board of Commission meeting schedule for May 14, 2002, 6:30 p.m.

XI. Adjourn

Motion to adjourn at 12:08 a.m.