

PUEBLO OF ACOMA HOUSING AUTHORITY
SPECIAL BOARD OF COMMISSION MEETING

Acoma, NM

April 29, 1999

6:30 PM

Draft

- I. Call to Order
Meeting was called to order @ 6:50 PM by Secretary Tim Chavez
- II. Invocation was given by Commissioner Marvis Aragon, Jr.
- III. Roll call & quorum was made with the following Commissioners & PAHA staff present:
Secretary Tim Chavez
Commissioner Carleen Chino
Commissioner Marvis Aragon, Jr.
Roseanne Pasquale, DEP Director
Brian D. Vallo, HOC II
Rose Histia, HOC I
- IV. Approve Agenda
Motion to approve agenda was made by Commissioner Marvis Aragon, Jr., seconded by Commissioner Carleen Chino, motion carries 3-0.
- V. Read & Approve Minutes - None
- VI. Announcements - NONE
- VII. Reports - Executive Director's Report - NONE
- VIII. Old Business
 - a. Approval to utilize MEPA funds (4 accounts)
Rose Histia, HOC I provided the BOC with a detailed presentation of the four (4) homebuyer requests to utilize their MEPA funds to supplement their TAR balance.

Discussion/concerns include: the Homeowner's Equity; who owns the equity? How are we dividing equity; is it for the interest of PAHA, the tribe or housing participants? PAHA needs to evaluate the issue of the equity and consider the reality of the high TAR balances, and find a remedy. Suggestion was made to use or put together a new amortization schedule for those who enter payback agreements and monitor them closely.

Commissioner Aragon questioned what balances PAHA has in the Sweep Account, MEPA fund account and the reserves? Do they accrue interest? How do the TAR balances look on the financial statements? How do these MEPA requests affect PAHA & the financial management of the organization? Suggestion was made to start a new amortization schedule to include progress & status of accounts; include success stories for PAHA so that accountability will be seen. Also suggest that a working session on refining or defining MEPA, equity & other strategies to include in the booklet of collections/evictions.

FYI: As of 3/31/99 the TAR balance was @ \$246,466.70.

1. Motion to approve request of C-1405.04 for utilization of MEPA funds in the amount of \$9,606.58 was made by Commissioner Aragon, seconded by Commissioner Chino, motion carries 3-0.
2. Motion to approve request of C-1391.01 for utilization of MEPA funds in the amount of \$6,390.00 was made by Commissioner Aragon, seconded by Commissioner Chino, motion carries 3-0.
3. Motion to approve request of C-1356.01 for utilization of MEPA funds in the amount of \$8,000.00 was made by Commissioner Aragon, seconded by Commissioner Chino, motion carries 3-0.
4. Motion to approve request of C-1358.01 for utilization of MEPA funds in the amount of \$6,706.00 was made by Commissioner Chino, seconded by Commissioner Aragon, motion carries 3-0.

BOC requests that at the next meeting, the HOCs provide a new amortization schedule with new net balances less MEPA and attach PBAs as the requests are presented for approval.

Commissioner Aragon stated that these issues and concerns are legitimate issues, we need to evaluate the pros & cons and thoroughly understand the "net affect"; we are setting precedence in allowing TARs & the usage of the MEPA funds. PAHA needs to establish an objective approach, bottom line... helping homebuyer.

IX. New Business

a. DEP trip report to New Orleans, LA & status report of DEP - Roseanne Pasquale
Ms. Pasquale provided the BOC with a detailed progress report on the DEP Program; a financial report will be provided at the next regular BOC meeting along with a report on the plans, goals & objectives have they been met and what are they for the rest of the year. A copy of the report is attached.

X. Next regular Board of Commission meeting scheduled for May 11, 1999 @ 6:30 PM

XI. Motion to adjourn meeting was made by Commissioner Aragon, seconded by Commissioner Chino, motion carries, adjourned @ 10:35 PM

Respectfully submitted,

Carleen Chino, BOC

A handwritten signature in cursive script, appearing to read "Carleen Chino".