



# 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  
PUEBLO OF ACOMA HOUSING AUTHORITY CONFERENCE ROOM  
May 11, 2004

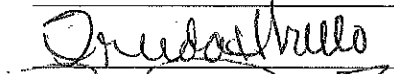
### BOARD OF COMMISSIONERS

Duane Mousseau, Chairman

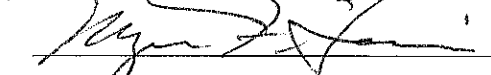


Michael Torivio, Vice Chairman

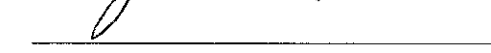
Freida Vallo, BOC Secretary



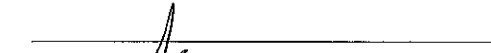
Myron Garcia, Commissioner



Geraldine M. Vallo, Commissioner



Michael Lewis, Ex-Officio (Tribal Council)



Ted Ortiz, Ex-Officio (Tribal Administration)



### PAHA STAFF

Lawrence Sanchez, Executive Director



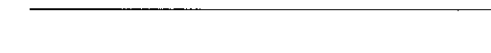
Owen Ondelacy, Assistant Director



Floyd Tortalita, Development Specialist



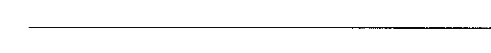
Chandler Sanchez, Mortgage Specialist



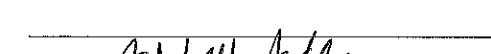
Patricia J. Alonzo, Accountant



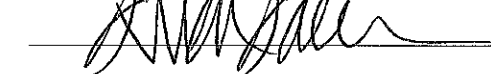
Jennette Steward, Homeownership Specialist



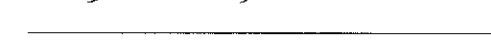
Connie R. Silva, Homeownership Specialist



Gwen Garcia, Administrative Assistant



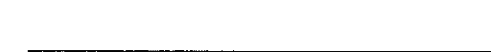
Tina M. Poncho, Secretary/Receptionist



Lawrence Ramirez, Maintenance Supervisor



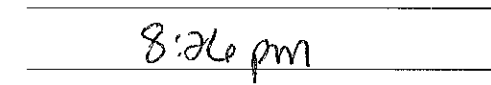
Curtis Paytiamio, Maintenance Worker



Marion Salvador, Maintenance Clerk



MEETING ADJOURNED AT

  
8:26 pm

## AGENDA

Pueblo of Acoma Housing Authority Board of Commission Regular Meeting  
Pueblo of Acoma Housing Authority Conference Room  
Acoma, New Mexico  
May 11, 2004  
6:00 P.M.

- I. Call to Order *6:13 pm*
- II. Invocation
- III. Roll Call
- IV. Approve Agenda *Motion: M. Garcia 2nd F. Vallo*
- V. Approve Minutes – April 27, 2004
- VI. Announcements – None
- VII. Reports
  1. Executive Director's Report - Lawrence Sanchez, Executive Director
- VIII. Old Business
  1. Election of Officers (Tabled)
  2. Term of Office – Realignment of Commissioners (Tabled)
- IX. New Business
  1. Resolution Approving the Addendum to Memorandum of Agreement between the POA and PAHA - Lawrence Sanchez, Executive Director
  2. Resolution Approving the Memorandum of Agreement between the POA and PAHA to Manage and Operate the Skyline Mobile Home Park - Lawrence Sanchez, Executive Director
- X. Schedule Next Board of Commission Meeting
  1. Next Regular Board of Commission Meeting, June ~~8~~<sup>15</sup>, 2004, 6:00 p.m., PAHA Conference Room
- XI. Adjourn

Pueblo of Acoma Housing Authority  
Board of Commissioners  
Regular Meeting  
May 11, 2004

- I. Call to Order  
Meeting was called to order by BOC Chairman D. Mousseau at 6:13 PM.
- II. Invocation
- III. Roll Call  
BOARD OF COMMISSIONERS      PAHA STAFF  
Duane Mousseau, Chairman      Lawrence Sanchez, Executive Director  
Freida Vallo, Secretary      Gwen Garcia, Administrative Assistant  
Myron Garcia, Commissioner  
Ex-Officio, Tribal Administration T. Ortiz
- IV. Approve Agenda  
Motion made by Commissioner M. Garcia and seconded by Commissioner F. Vallo with changes and additions as noted in minutes.
- V. Approve Minutes – Not completed
- VI. Announcements – None  
Question on information of Homeownership Week, information to be forth coming.
- VII. Reports
  1. Executive Director's Report – Lawrence Sanchez, ED  
Report was given, motion was made by Commissioner M. Garcia to accept report and seconded by Commissioner F. Vallo.  
due to problems that are arising and continue to arise. MOA is needed, suggestion was made to have MOA prepared for next meeting.
- VIII. Old Business
  1. Election of Officers  
Motion was made to untangle the election of officers by Commissioner M. Garcia and seconded by Commissioner F. Vallo. Chairman D. Mousseau made a recommendation to either wait for all members or continue as is with seats that are held at present. Motion was made for current officers to continue, by Commissioner M. Garcia, seconded by Commissioner F. Vallo.
- IX. New Business
  1. Resolution Approving the Addendum to Memorandum of Agreement between the POA and PAHA – Lawrence Sanchez, Executive Director  
Floor was opened for comments, suggestions. Resolution was read and motion was made by Commissioner M. Garcia to call for a vote, seconded by Commissioner F. Vallo.  
Resolution passed with 3 in favor, 0 not in favor, 0 abstained.
  2. Resolution Approving the Memorandum of Agreement between the POA and PAHA to Manage and Operate the Skyline Mobile Home Park – Lawrence Sanchez, Executive Director

Funds that are generated from the operation of the park will regenerate back into the park for maintenance and upkeep.

Resolution was read, motion was made by Commissioner M. Garcia to call for a vote and seconded by Commissioner F. Vallo.

Resolution passed with 3 in favor, 0 not in favor, 0 abstained.

X. Schedule next Board of Commission Meeting

1. Next Regular Board of Commission Meeting June 8, 2004, 6:00 PM PAHA Conference Room. This was changed to June 15, 2004, 6:00 PM PAHA Conference Room, due to Chairman D. Mousseau, Commissioner M. Garcia and Executive Director Sanchez being on travel.

XI. Adjourn

Motion was made to adjourn, meeting was adjourned at 8:26 PM.

Board Mtg (regular)  
Silloo

I call to order - 6:13pm

II Invocation

III Roll call } Joane Mousseau  
Freda Valto  
Miriam Garcia  
Absent: Mike Torum  
Gene Valto

IV Approve Agenda  
Motion to approve made by Commissioner Garcia, seconded  
by secretary Valto. Motion carries.  
Approve Minutes - April 27, 2004

Announcements  
Activities  
Pass to Commission

Reports Announcements - None

HUP Review

MOA - take over of Procurement / trailer park  
land lease - mortgage

\$20,390.37 total construction costs

2001/2002 Funds complete<sup>in</sup> 1200 hrs (4 months)

> Recommendation to have Charles Gemette (can do a presentation on mortgage) next Board Mtg

- Investment from the rule to set aside funds to build homes; service fee is the only thing PATA will inherit

Appraisals (206) on all CTS units

20,800 - 50,800 ? comparisons  
(current value minus depreciation)

> schedule? amortization — before <sup>set of up 2 w)</sup> the end  
of May to close funding. <sup>class</sup> Jenette/  
arrive w/ all documents ready

> pamphlets? include a session for employees  
at Casup, (Prime candidates)

tribal equity fund — (work in funds)  
(1002?) to gain interest

- flow chart / cycle involved w/ this  
process

- CAS 1987 (NATTASDA TIME)  
"HUD term" — based on # plus population

motion to accept or not accept the EP's Rpt;  
to accept the EP made by COMMISSIONERS  
Seconded by Secretary Gallo. motion carries.

## VII OF -

### 1. Election of Officers (Table)

Remain tabled 2. - Rem of Officer - Recommendation of Commission tabled involves a passage of amendment by the Commissioner of the Bylaws -

Motion to untabel #1 election of officer made by Commissioner Gahan, seconded by Secretary Valle.

Recommendation to follow by-laws and wait until roll call or wait just those commissions present this evening, motion to keep same

Officers to remain as is made by Commissioner Gahan, seconded by Secretary Valle motion carries.

• current officers to remain active

#2. will be incorporated into the by-laws as Appendix A. B. of C

X NB

1. Resolution - MGA between the POA / PATA

Research \$,000/month \$96,000/year  
Tender by HUD - for the service,  
why are we not looking for competitive  
bids?

1+HB6 grant only 20% of the funds  
~~can~~ be used for services (52.5%)  
> 25.6% POA indirect cost rate/revenue

based on an annual formula  
\$,000 will take us under the 20%?

type of services provided — HR, procurement,  
these people, payroll etc

certification >  
> PATA is proposing to take over procurement  
assurances PATA has capabilities

> frustration — joint MGA; policies left

(initially 25%) over/beyond

> separate — RFP, books, environmental



Registers forms — internal controls are set up  
purchase order — checks / balances

> understanding between CAO / PARRA  
(audit) — strictly PARRA

Amend the May 2022 MOA

accountability

liability portions

Resolution PARRA - 051104-01 <sup>Approving the</sup> Addendum <sup>to the MOA</sup>  
between the Post and the PARRA  
Finance Dept? — <sup>ALMISO</sup> <sup>Accountant</sup> <sup>oversight</sup> — oversight  
<sup>Wont they question established if this</sup> <sup>policies in place</sup> <sup>so</sup> <sup>Finance Mgr</sup>  
~~motion to call for a vote~~ — Finance Mgr

~~motion to draft the resolution~~ ~~approval~~

motion to call for a vote — made by  
Commissioner Garcia, seconded by Secretary  
Vallo. 3 for, 0 opposed, 0 abstained  
Resolution passed

beginning / on start — positive / to be self

2. Resolution Approving The MOA Between PAA/PATPA to manage and operate the Skyline mobile trailer park

consciousness -  
(questioned the agenda)  
will take a lot more  
positive  
would like to see how  
staff supports the  
EP/Board  
makes it more positive  
to have all staff  
present

there are 22 lot; Realty has primitive as built  
~~primitive~~ as built

25 years <sup>or</sup> unless dissolved <sup>or</sup> if <sup>2021 if</sup> tribe takes it back  
which ever comes first ~~minimum~~  
regenerate back into the trailer park.

month by month lease <sup>quarterly</sup> of (6) mths, decision to  
be made by Board

Resolution No. PAA 05/10/02 Manage The Skyline trailers  
park

motion to call for a vote made by Commissioner  
garden, seconded by Secretary Vello

3 for, 0 opposed, 0 abstained. Resolution passed

Schedule Next Board mtg

Next Regular mtg - ~~July 18~~ June 15, 2004 6pm

ADJOURN

commit staff to their  
duties; maintain  
team work

Required to be  
present if  
interested in PAA

COMMENTS  
COMPENSATION support their program or the program

over time - anything involved. If there were no  
agreements amongs various individual departments,  
then they don't have to be here

> motion to approve made by Commissioner Garcia, seconded  
by Secretary Vallo. MOTION CARRIES

8:26pm