



Pueblo of Acoma Housing Authority, Inc.

"A Non-Profit Tribal Corporation"

P.O. Box 620, Pueblo of Acoma, NM 87034 - Phone (505) 246-4251 - Fax (505) 552-9093

"Providing Safe and Affordable Housing Opportunities"

SIGN-IN SHEET

PUEBLO OF ACOMA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
PAHA Conference Room
June 13, 2006
6:30 p.m.

BOARD OF COMMISSIONERS

Timothy Chavez, Sr., Commissioner

Daisy Lewis, Commissioner

Roseanne Pasqual, Commissioner

Robert Jock, Commissioner

Robert Jock

Robert Patricio, Commissioner

Clayton Garcia, Ex-Officio (Acoma Tribal Council)

E. Mike Valdo, Ex-Officio (Tribal Administration)

PAHA STAFF

Lawrence Sanchez, Executive Director

Patricia ^{OLGIN} ~~Maxey~~, Homeownership Specialist

Bob Tenequer, Homeownership Specialist

Patricia Alonzo, Accountant

Candice Seymour, Receptionist

Gwen Garcia, Administrative Assistant

Lawrence Ramirez, Maintenance Supervisor

Marion Salvador, Administrative Assistant

Curtis Paytiamo, Maintenance Worker

Nathan Leon, Mechanical/Plumber Journeyman I

Riley Jim, Mechanical/Plumber Journeyman II

MEETING ADJOURNED AT

PUEBLO OF ACOMA HOUSING AUTHORITY
Board of Commissioners Regular Meeting
PAHA Conference Room
June 13, 2006
6:30 p.m.

ITEM I: CALL TO ORDER at 6:40 p.m.

ITEM II: INVOCATION

ITEM III: ROLL CALL

Roll call was made with the following present:

Timothy Chavez, Sr., Commissioner
Robert Jock, Commissioner
Robert Patricio, Commissioner
Eva Vallo, Commissioner (Alternate)
E. Michael Valdo, Ex-Officio, Acoma Tribal Administration

Staff:

Lawrence Sanchez, Executive Director
Patricia Maxey, Homeownership Specialist
Bob Tenequer, Homeownership Specialist
Lawrence Ramirez, Maintenance Supervisor
Gwen Garcia, Administrative Assistant

ITEM IV: APPROVE AGENDA

Motion to approve the agenda was made by Commissioner Timothy Chavez, seconded by Commissioner Robert Jock. With 4 in favor, 0 opposed, 0 abstained. Motion carries.

ITEM V: APPROVE MINUTES

A recommendation was made to table the minutes of May 16, 2006 for next board meeting on July 18, 2006.

ITEM VI: ANNOUNCEMENTS

Due to health & safety issues, the Pueblo of Acoma will no longer allow families to live in mobile trailers located at the Skyline trailer park.

ITEM IX: NEW BUSINESS

1. Election of Officers

Chairperson: nominations Timothy Chavez and Daisy Lewis. A motion to cease nominations was made by Alternate Eva Vallo, seconded by Commissioner Patricio. **Chairperson is Daisy Lewis.**

Vice-Chairperson: nominations Robert Patricio and Timothy Chavez. A motion to cease nominations was made by Commissioner Patricio, seconded by Commissioner Jock. **Vice-Chairman is Timothy Chavez, Sr.**

Secretary: nominations Roseanne Pasqual. A motion to cease nominations was made by Vice-Chairman, seconded by Commissioner Patricio. **Secretary is Roseanne Pasqual.**

ITEM VII: REPORTS

1. Financial Update – Riley Ahownewa, Principal Accountant, Central Accounting

Housing is a whole different type of accounting aside from the tribal system; because the tribes accounting is separate from housing makes it very difficult to communicate information back and forth, particularly with the HDS tenant accounting software, this software is not linked up to Central Accounting where a lot of these entries could be posted automatically. This affects the three types of programs that housing operates, homeownership, rental & lease purchase.

One major issue with the homeownership are the conveyance of units, each time a home is conveyed it becomes a proceeds of sale and the conveyance process itself involves BIA, the tribe and various other entities, so the information does not always get to Central Accounting. Right now we have close to \$800 - \$900,000 dollars worth of proceeds of sale that has never been booked and just sitting in the account, and this money could be utilized in various ways, it's basically PAHA's now. There are no regulations attached to these funds.

Secondly, rentals are the easiest to book, however, here again, because of the way the system is set up, we would have to first book them as an accounts receivable, and as people pay we would take it out of accounts receivable and book it as non-income. Same with lease purchase, because the way the initial contract is set up with the lease purchase owner, a portion of that money is supposed to be set aside towards emergency repairs, but at central accounting we've been booking them as revenues. It's been difficult because the previous accountants have tried to merge all these programs into one budget and these programs need to be separate because HUD regulations state you can only spend these monies in a certain way.

Budgets – again previous accountants have been trying to merge budgets into one big budget; again there are certain restrictions on how to spend these monies. There is a process to follow when doing budget modifications. From the initial budget to each modification there should be a paper trail.

2. CY 2006 Indian Housing Plan Presentation – Lawrence Sanchez, Executive Director

The Indian Housing Block Grant (IHP) is in a 5-year cycle. The first cycle was 1998-2002, second 2003-2007, third 2008-2012. Every year Congress reauthorizes money based on the need and the amount of units (CAS) we manage.

Based on the IHP we tell HUD these are the goals and objectives PAHA plans to initiate, and as a TDHE (Tribally Designated Housing Entity) we do not need tribe's approval, it's the Board of Commissioners. And if there are any changes made to the IHP we need to notify HUD because of the allocation of monies.

The 2006 IHP is due July 1, 2006.

3. Future Board of Commissioners Training & Retreat – Lawrence Sanchez, Executive Director

Basically, PAHA needs to know if training or a retreat is what the board wants. Number of days, times, date (preferably in August).

ITEM VIII: OLD BUSINESS

There is no old business to report.

ITEM IX: NEW BUSINESS

2. Discussion regarding field chief(s) delinquent accounts – Patricia Olguin, Homeownership Specialist

This has been a concern for quite some time. This affects individuals that are appointed to serve at Old Acoma. We need to establish this into policy through resolution regarding the discussion made on the traditional leadership. PAHA has several options regarding our homebuyer appointments as traditional leaders. Several suggestions were made to address these issues and they are as follows: (1) Suspend payments for 12 months and enter into a payback agreement after the 12 months not to exceed three years. (2) Board decides to eliminate payments for the 12-months or (3) Tribal Council decides to include payment amount into their stipend check to meet their monthly obligation.

The Board of Commissioners recommended to do research for Mutual Help and Low Rental on waiver of payments.

3. Resolution requesting waiver for credit & background checks – Patricia Olguin, Homeownership Specialist

Back in January 2001, the board adopted a Resolution to waive credit & background checks for Project 8, 10, 11, 12 & 13. At this time PAHA is requesting to rescind this waiver, reason being is that this is a HUD Regulation. It is also a federal regulation under CFR 1000 in the Admissions & Occupancy that credit & criminal background checks be done on any person occupying a unit.

A motion was made by Alternate Eva Vallo to approve the Resolution rescinding the credit and background check waiver with the notation to cite the Federal Regulations in the Resolution requesting waiver for credit & background checks for Projects 8, 10, 11, 12, and 13, on the selection of prospective and subsequent applicants and future projects in reference to the Pueblo of Acoma Housing Authority's Admission and Occupancy Policy, seconded by Commissioner Patricio. With 4 in favor, 0 opposed, 0 abstained. Motion carries.

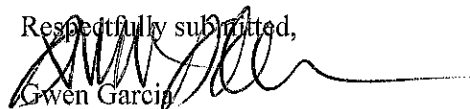
ITEM X: SCHEDULE NEXT BOARD OF COMMISSION MEETING

The next board of commission meeting is scheduled for July 18, 2006 at 6:30 p.m.

ITEM XI: ADJOURN

A motion to adjourn the meeting was made by Commissioner Robert Patricio, seconded by Commissioner Vallo. Motion carries. Meeting adjourned at 8:30 p.m.

Respectfully submitted,



Gwen Garcia
Administrative Assistant

AGENDA

Pueblo of Acoma Housing Authority Board of Commission Regular Meeting
PAHA Conference Room
Acoma, New Mexico
June 13, 2006
6:30 p.m.

- I. Call to Order *at 6:40pm*
- II. Invocation
- III. Roll Call
- IV. Approve Agenda
- V. Approve Minutes of May 16, 2006
- VI. Announcements - None
- VII. Reports
 1. Financial Update (i.e. Accounting System, Fees, MEPA, Proceeds of Sale, Rental Income, etc.) – Riley Ahownewa, Principal Accountant, Central Accounting
 2. CY 2006 Indian Housing Plan – Lawrence Sanchez, Executive Director
 3. Future Board of Commissioners Training & Retreat – Lawrence Sanchez, Executive Director
- VIII. Old Business - None
- IX. New Business
 1. Election of Officers – Lawrence Sanchez, Executive Director
 2. Discussion regarding Field Chief(s) delinquent accounts – Patricia Olguin, Homeownership Specialist
 3. Resolution Requesting Waiver for Credit & Background Checks – Patricia Olguin, Homeownership Specialist
- X. Schedule Next Board of Commission Meeting
 1. Next Board of Commission meeting scheduled for July 18, 2006 at 6:30 p.m., PAHA Conference Room
- XI. Adjourn