



# 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.*

PUEBLO OF ACOMA HOUSING AUTHORITY  
Board of Commission Special Meeting  
Pueblo of Acoma Housing Authority Conference Room  
Acomita, New Mexico 87034  
September 18, 2001  
**SIGN-IN SHEET**

## BOARD OF COMMISSIONERS

Timothy J. Chavez, Chairman

Jason Johnson, Vice Chairman

Duane Mousseau, Secretary

Rosi Aragon, Commissioner

Brian D. Vallo, Commissioner

Charles Riley, Ex-Officio (Tribal Council)

Harold Felipe, Ex-Officio (Tribal Admin.)

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*Jason Johnson*  
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*Duane Mousseau*  
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*Brian D. Vallo*  
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## PAHA STAFF

Raymond J. Concho, Jr., Executive Director

Owen Ondelacy, Assistant Director

Floyd Tortalita, Development Specialist

Patricia J. Alonzo, Accountant

Rose Histia, Home Ownership Specialist

Jennette Steward, Home Ownership Specialist

Gwen Garcia, Administrative Assistant

Tina M. Poncho, Secretary/Receptionist

Mark Thompson, Project Manager

*Raymond J. Concho, Jr.*  
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*Patricia J. Alonzo*  
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*Rose Histia*  
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*Jennette Steward*  
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*Gwen Garcia*  
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*Tina M. Poncho*  
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MEETING ADJOURNED AT

*9:52 PM DM*

## AGENDA

Pueblo of Acoma Housing Authority Board of Commission Meeting  
Acomita, New Mexico  
Regular Meeting  
September 18, 2001  
6:30 p.m.

- I. Call to Order
- II. Invocation
- III. Roll Call
- IV. Approve Agenda
- V. Approve Minutes of August 14, 2001
- VI. Announcements
  1. SWIHA Quarterly Meeting, October 1-5, 2001, Albuquerque, New Mexico
- VII. Reports
  1. Financial Report, Jack Rogers, Jr., Central Accounting Office
  2. September 5, 2001 Tribal Council Meeting Report, Raymond J. Concho, Jr.
  3. Executive Director's Report, Raymond J. Concho, Jr.

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- VIII. Old Business
  1. Resolution Adopting the Rental Program Admissions, Occupancy, Collection, Termination and Grievance Policies.
- IX. New Business
  1. Request by David Fred Garcia, Homebuyer, to meet with Board of Commission
  2. Approve PMI Community Partner Agreement
  3. Resolution Recommending to Tribal Council to Appoint Board of Commissioners
- X. Schedule Next Board of Commission Meeting
- XI. Adjourn

Pueblo of Acoma Housing Authority  
Board of Commissioners  
Regular Meeting Minutes for September 18, 2001

Item I Call to Order

The meeting was called to Order at 6:35pm by Tim Chavez Jr., Chairman. The meeting was conducted in the PAHA Conference Room.

Item II Invocation

Item III Roll Call

Roll call was conducted by Secretary Mousseau with the following present:

Board of Commissioners

Tim Chavez Jr., Chairman

Jason Johnson, Vice Chairman

Duane Mousseau, Secretary

Brian Vallo, Commissioner (Commissioner Vallo was excused from the meeting at 9:05pm to attend a Tribal Council meeting).

A Quorum of 4 existed. A Quorum of 3 existed for the Call for a Vote in Item VIII.

PAHA staff:

Raymond Concho Jr. Executive Director

Owen Ondelacy, Assistant Director

Patricia Alonzo, Accountant

Floyd Tortillita, Development Specialist

Rose Histia, HOC #03

Jeanette Steward, HOC #05

Gwen Garcia, Administrative Assistant,

Tina Poncho, Receptionist

Item IV Approve Agenda

A recommendation was made to move Item IX New Business (#1), to follow Item V Approve Minutes. A Motion to Approve was made by Commissioner Vallo; it was seconded and the Motion carried.

Item V Approve Minutes

Regular Meeting Minutes for 8/14/2001 were reviewed. A Motion to Approve was made by Chairman Chavez; it was seconded and the Motion carried.

Special Meeting Minutes for 8/28/2001 were reviewed. A Motion to Approve was made by Secretary Mousseau; it was seconded and the Motion carried.

VI  
Item IX New Business NM79-07

1. Request by Project 7 participant David Fred Garcia. Mr. Garcia requested to meet with the BOC concerning the condition of his housing unit and the impact of the new construction on the land assignment. It was recommended by the BOC that the PAHA Development Specialist prepare and present a status report on the progress of re-occupancy of the unit. The report is scheduled for the next Regular BOC Meeting (10/9/2001).

Note!, Mr. Garcia has file a grievance with HUD and details of the grievance remain limited to a need to know basis until a closure has been reached.

Item VI Announcements

This announcement was made:

1. SWIHA Quarterly Meeting, October 1-5, 2001 in Albuquerque, NM.

Item VII Reports

1. Financial Report. No Financial Report was received from The Pueblo of Acoma Central Accounting, however a Schedule of Project Activity Report <sup>was</sup> made available. The Activity Report stated activity up to 8/31/2001. A copy of the Activity Report was included in the BOC meeting packet.
2. Tribal Council Meeting (9/5/2001) Summary Report. The report listed a number of operational, participant, and housing area issues. One particular recommendation made by the Tribal Council was that the BOC adopt a more stringent collection and eviction policy with the goal of having a zero TAR balance. A copy of the Summary Report was included in the BOC meeting packet.
3. Executive Director's Report. The Executive Director's Report highlighted administrative, operation, and project status. Key issues were:
  - 8 RFP 's were submitted to conduct a community wide housing inventory.
  - The PMI Community Partner Agreement was prepared and ready for action. It was recommended to refrain from action on the Agreement until HUD has completed their PAHA Mortgage Law review.
  - The FY 2001 DEP application was disapproved.
  - A Quarterly Report was presented to the Tribal Council on 9/5/2001. A copy of the quarterly report was included in the BOC meeting packet.

A Motion to Accept the Executive Director's Report was made by Vice-Chairman Johnson; it was seconded and the Motion carried.

Item VIII Old Business

1. Resolution Adopting the Rental Program, Admissions, Occupancy, Collection, Termination, and Grievance Policies. After the policy was reviewed and revised, it was presented to the BOC for adoption. A Motion to Adopt the Resolution (No. PAHA-091801-01) was made by Secretary Mousseau; it was seconded and the Motion carried. The Resolution was read before the BOC by Secretary Mousseau. A Call for a Vote was made by Chairman Chavez; the results of the Vote were as follows:

To Adopt – 3

To Not Adopt – 0

To Abstain – 0.

The Quorum signed the Resolution and it was Attested by Secretary Mousseau.

Item IX New Business

1. Request by David Fred Garcia to meet with the BOC. This Item was moved to follow Item V. See Item V for details of this request.

Item X Schedule Next Meeting

The next ~~scheduled~~ Regular Meeting is October 9, 2001 at 6:30pm in the PAHA conference room.

Item XI Adjourn

A Motion to Adjourn was made by Vice-Chairman Johnson, it was seconded, and the meeting was adjourned at 9:52pm.

Respectfully Submitted  
*[Signature]*

*[Signature]*