

MINUTES

Pueblo of Acoma Housing Authority - Board of Commissioners Annual Meeting
Albuquerque Hilton
Albuquerque, NM
November 04, 1997

Item I. Call to Order

Meeting was called to order @ 7:00 P.M.

Item II. Invocation

Chairman Aragon led invocation.

Item III. Roll Call

Roll call was made with the following BOC members and staff present:

Marvis Aragon, Chairman
Edwin Sarracino, Vice-chairman
Harold Felipe, Secretary
Carleen Chino, Commissioner
Jackie Torivio, Commissioner
Raymond J. Concho, Jr., Executive Director
Valerie Lucero, Administrative Assistant
Derek Valdo, Development Specialist
Greg Histia, D. E. P. Director

Item IV. Approve Agenda

Raymond suggested to BOC that they have Jorge Palombo give a Comprehensive Housing Needs Assessment Report after approving agenda, due to time constraints of the meeting room. BOC agreed to give Mr. Palombo a 30 min. time limit. Agenda was amended as follows: Item IX. New Business 1. Native American Housing Consultants report was moved up to Item V. All other items were moved down a number. Secretary Felipe questioned whether a BOC resolution needed to be signed to get plan started. Raymond stated that since the plan was budgeted and approved under the old law that a BOC resolution was not needed. Chairman Aragon stated that we put somewhere on the agenda 1) Financial Report and 2) 11/9 - Housing Forum. Secretary Felipe questioned if we could put somewhere on the agenda Commissioner Torivio's appointment. Commissioner Torivio's appointment is in ^{*}E/D report. Motion to approve agenda was made by Commissioner Chino, second by Secretary Felipe. All in favor motion carries.

(EXECUTIVE *
DIRECTORS)

Item V. NAHC Comprehensive Housing Needs Assessment Report

Adrienne Report was given by Mr. Jorge Palombo of Native American Housing Consultants. Also present was ~~Arne~~. Summary booklets on housing inspections were handed out to all BOC's and staff. Mr. Palombo stated that there are no homes that need to be demolished. Homes are in fair condition. Technical assistance need to be offered to all homebuyers on furnace cleaning, water heaters, and others listed in the summary report. Some home are kept up very well, but furnace filters are not being changed. Most homebuyers do not know how to change filter. Erosion is bad at some homes. There are cracks in same places of each home. Jorge advised PAHA staff to build a plan to keep water from going to houses. Look into building a drainage plan. Projects 1, 2 & 3 have roof problems which need to be repaired. Projects 4, 5 & 6 roofs are in excellent condition. Stucco needs some work, but do not work on stucco until erosion problem is fixed. Windows in almost all houses have problems. Smoke detectors need to be replaced. By code each home needs to have a smoke detector in each room. Outlets in the bathroom and outside of homes are not working. GFI malfunctions in project 4. Garbage is being burnt outside homes, which disturbs neighbors. Lead base testing was made on houses built before 1978. This concludes report given by Jorge.

Secretary Felipe asked Derek Valdo about proposals submitted on window replacements. Derek stated that proposals were a year old and prices on windows have increased, so proposals are no longer active.

Chairman Aragon asked Derek to go over plan on houses that have already been serviced. Derek reported that 1 roof, 7 furnaces and 1 bathroom have been replaced. Derek told BOCs that he would like to continue to work with Hampton Enterprises, and possibly get an agreement in place with Sky City Casino's licensed employees in the maintenance department.

Secretary Felipe suggested that PAHA get information on where to get fire extinguishers refilled, who cleans chimneys, how to change a furnace filter and how to operate breakers.

Derek suggested that PAHA start a one-on-one training with homebuyers on home maintenance.

Chairman Aragon suggested that PAHA set up a library for homebuyers on how to do maintenance on homes.

VI. Minutes

Due to time constraints and other matters to be discussed, Secretary Felipe asked Chairman Aragon if the BOCs would like all four sets of meeting minutes read word for word or would they like to take the minutes to review and modify at home, then approve at next BOC meeting. BOCs agreed to take home minutes to read and modify. Motion to take home meeting minutes was made by Chairman Aragon, second by Vice-Chairman Sarracino. All in favor and motion carries.

VII. Executive Director's Report

Executive Directors report was given by Raymond J. Concho, Jr. (Attached). Mr. Concho first welcomed Mrs. Jackie Torivio to the Annual and her 1st Board of Commissioners meeting.

The PAHA Annual Report for FY - 1997 was also provided and is attached.

Motion to approve Executive Director's report was made by Secretary Felipe, second by Vice-chairman Sarracino. All in favor, motion carries.

VIII. Announcements

1. Annual Acoma Pueblo Holiday Dinner and Dance November 28, 1997.
2. SWIHAA Annual Meeting, Phoenix, AZ, January 19-23, 1998 - Budgeted for 1 staff and 3 BOCs. BOCs will let staff know at next BOC meeting who will attend.
3. NAIHC 4th Annual Legislative Conference, Washington, DC, February 23 - 24, 1998. Budgeted for 1 staff and 3 BOCs.

Secretary Felipe recommends that trip reports be given when staff and BOCs travel to trainings and meetings..

Greg Histia announced Youth Advisory Committee Meeting to be held on November 13, 1997 at Sky City Casino @ 9:00 a.m. Concerns and issues involving community: Food bank, Sponsor an Angel will be addressed. Would like to get Law Enforcement involved in activities. DEP needs to get Resident Organization involved. Mac Hall would like for the Pueblo of Acoma to help plan a ROPES course to be located at Water Canyon. Get Acoma children more involved. CAT activity for Halloween held at the EDA gym and Tribal Auditorium was a success.

Chairman Aragon stressed that alot is being done for the youth, which is good, but training needs to done for parents as well.

IX. Old Business - NONE

X. New Business

1. HUD PIP Training Report - Management
Raymond distributed and briefly went over letter sent by Johnny Cata at Albuquerque South West Office of Native American Programs of Housing and Urban Development re; PIP Training. No report has been sent to PAHA re: training with Trish Roberts.
2. HUD PIP Training Report - Finance
Commissioner Torivio distributed copies of notes taken at training with Bob Sylvester.

Chairman Aragon stated that BOCs need assistance with reading balance sheets and other Financial Statements. Raymond stated that PAHA will talk with HUD re: on-site technical assistance. Will ask if they could add to contract. Also informed BOCs of the Financial training to be held in Phoenix, AZ on January 13 - 16, 1997. Will check on budget to send 1 BOC also.

3. Election of PAHA BOC Officers

Chairman Aragon opened floor for nominations for BOC Chairman.

Commissioner Torivio nominated Mr. Marvis Aragon. Motion to close nominations was made by Commissioner Felipe, second by Commissioner Sarracino.

Chairman Aragon elected by Acclamation.

Chairman Aragon opened floor for nominations for BOC Vice-chairman.

Commissioner Chino nominated Commissioner Torivio. Motion to close nominations was made by Commissioner Chino, second by Commissioner Felipe.

Vice-chairman Torivio was elected by Acclamation.

Chairman Aragon opened floor for nominations for BOC Secretary.

Commissioner Chino motioned to retain Commissioner Felipe as BOC Secretary, second by Commissioner Sarracino. Motion to close nominations was made by

Commissioner Chino, second by Vice-chairman Torivio. Secretary Felipe was elected by Acclamation.

4. Financial Report

Raymond stated that a financial report will be formulated for next BOC meeting.

Vice-chairman Torivio asked if PAHA would like to implement deposit at Sky City Casino. Wells Fargo picks up deposits daily at Sky City Casino. Vice-chairman Torivio needs to know as soon as possible so that she may take care of implementation and run it by her supervisor at Casino.

5. 11/09/97 - Housing Forum

Forum has been rescheduled for ^{12/24/97}~~11/23/97~~ @ 1:00 p.m. PAHA needs to inform Resident Organization of forum. Chairman Aragon would like to have overhead projector and picture illustrations for presentation. BOC will help PAHA structure Housing Forum.

6. Other

Vice-chairman Torivio asked if BOC received any stipends. Raymond stated that no stipends are currently provided, but will look into putting stipends into IHP.

Secretary Felipe mentioned Raymond's employment anniversary date. BOC will work on evaluation.

XI. Schedule Next Board of Commissioners Meeting

Next meeting scheduled for December 11, 1997 @ 6:30 p.m.

XII. Adjournment

Motion to adjourn meeting was made by Commissioner Chino, second by Secretary Felipe. All in favor, motion carries. Meeting adjourned at 10:50 p.m.

Respectfully submitted: _____
Harold Felipe, BOC Secretary

Approved:

Marvis Aragon, BOC Chairman

Jackie Torivio, BOC Vice-chairman

Carleen Chino, Commissioner

Edwin Sarracino, Commissioner