

Pueblo of Acoma Housing Authority
Board of Commissioners Meeting
December 11, 2009
5:00 p.m.

AGENDA

1. **Call to Order** – Tim Chavez, Board Chairman
2. **Invocation**
3. **Roll Call** – Tim Chavez, Board Chairman
4. **Approval of Agenda**
5. **Approval of Minutes BOC meeting** – November 10, 2009
6. **New Business**
 - a.) 2010 PAHA Operating Budget
 - b.) PAHA Mobile Home Park – Policies and Procedures
7. **Department Updates**
 - a.) Development – *Lawrence Ramirez, Development Manager*
 - b.) Housing Services – *Janette Steward, Housing Services Manager*
 - c.) Finance – *Owen Ondelacy, Finance Manager*
 - d.) Executive Director's Update – *Floyd Tortalita, Executive Director*
8. **Announcements & Schedule Next BOC Meeting**

January BOC Meeting – January 12, 2009 – PAHA Conference Room

9. **Adjournment**

ORIGINAL

PAHA Board of Commissioners

Minutes of:

November 10, 2009 –5:30 p.m. – PAHA Conference Room

1. **Call to order:** Meeting called to order by Secretary/Treasurer Robert Jock @ 5:15 p.m.
2. **Invocation:** Mr. Ernest Vallo, Sr., Ex-Officio
3. **Roll call:** Board members present: Don Shields, Robin Cruz, Gary Louis, Sr.,
Chair, Tim Chavez, Sr, arrived after roll call-
Ex-Officios: (Present): Ernest Vallo, Sr. Tribal Council; (Absent): Keith Tenorio, Tribal Admin.

PAHA Staff: (Present) : Floyd Tortalita, Executive Director; Owen Ondelacy, Finance Manager;
Jennette Steward, Housing Services Mgr; Veralyn Farias, Recording Secretary
Guests: (none)
4. **Approval of Agenda:**
With no changes to the Agenda, Board member, Don Shields, made a motion to accept the Agenda as presented, seconded by Board member Gary Louis, Sr.. With all in favor, Motion carried.
5. **Approval of Minutes:**
With no corrections to the October 13, 2009 Minutes, Board member Robin Cruz made a Motion to accept the Minutes as presented, seconded by Board member Don Shields, with all in favor, Motion carried.
6. **New Business – No New Business to report**
7. **Old Business – No Old Business to report**
8. **Department Report updates:**
 - a) Development Project – L. Ramirez (see report)

Ref: Project 08003 - Brass Construction. Ms. Zuni, PAHA Attorney has indicated it is highly unlikely that PAHA will be able to re-claim the \$59,000 from Brass. The company is currently filing bankruptcy. Board member, Robin Cruz suggested PAHA continue with the court filing process in the event PAHA is able to recover some portion of its' money. Ms. Cruz asked if this company was bonded and/or licensed, if so, there are certain instances or liabilities to look out for within the legal process. The consensus of the Board was to continue w/the follow-up and also report Brass to Construction Industries including the Attorney General's office. Costs for attorney fees were expressed should this become a long drawn out court process.

Resignation of Nathan Leon, Maintenance Supervisor was announced. Mr. Leon submitted his 2-week notice. PAHA does not plan to fill his position. Board member, Gary Louis asked what the cost savings will be if PAHA does not fill this position, answer: \$41,000/annum.
 - b) Housing Services – Jennette Steward (see report)
Board member. R. Jock asked the status on the homeowners reimbursements? To date, thirteen, have been paid out. However, due to the directive made by the Board, PAHA has continued to hold off on any future reimbursements until Titles are in place. Required documents from surveyor, (Milford Keene) and BIA must be included in the conveyance packet.
 - c) Financial Report – Owen Ondelacy (see report)
The question(s) of who owns the \$587,000.00 C.D. (PAHA or Tribe) plus, the outstanding payable of \$133,000+ which the Tribe states PAHA owes them is still an on-going issue.

Executive Director, stated this will continue to be researched and is hopeful that in the very near future this can all be settled. Due to the above situation the auditor, Filener & Co., have changed the audit status back to "Qualified" until the two (2) issues are resolved. Total amount of drawn downs made by PAHA is a little over .5 Mil.

- d) Executive Director's Report – Floyd Tortalita (see report)
A total of 21 bids were submitted, a number of families placed more than one bid. Units #'s 4, 5, & 6 were sold to Tonya Ortiz & Sonny Louis, total of their bid: \$19,910.00. Unit #15 sold to Mark Thompson for \$3,000. Unit #9 sold to Reynold & Darla Louis @\$6,779.00. Grand total of sales for the five units: \$29,689.00 Reynold and Darla Louis will make their payment on 22nd of November. They are currently working to have their paperwork processed for payment. They have also requested their trailer continue sitting at the current location. Board member Don Shields made a Motion to draft a document "to hold harmless", PAHA, where trailer now sits, in other words PAHA will not be held responsible for any damages incurred while the Louis' trailer sits on PAHA's lot. No Second to the Motion was made, therefore, Chair Tim Chavez declared the motion dead. The Louis family will be notified their request was denied and have until December 31, 2009 to move their trailer.

Executive Director, made a recommendation that PAHA withdraw its' association with Southwest Indian Housing Authority Assn. (SWIHA), and join the Southwest Tribal Housing Alliance (SWTHA). He explained SWIHA does not support New Mexico and Arizona housing issues. By joining SWTHA it would be beneficial to PAHA's housing issues. Annual dues are \$300.00, this amount is based on the amount of funding a housing authority receives.

E.D. (Tortalita) presented his trip to Amerind Member Meeting & Expo., including several caucuses.

Cacique is still in the discussion stages of the Residential Lease. With each year's decrease in funding, their approval for the Lease is important to PAHA's operations and existence.

9. **Announcements & Schedule of next BOC meeting:**

Next meeting scheduled for: (Friday), December 11, 2009. This meeting will take place in Albuquerque, NM and will be part of the Christmas Dinner planned for the Board and PAHA staff @Quarters (Westside). Board meeting will begin at 5:00 p.m. and dinner will commence at 6:00 p.m.

10. **Adjournment:**

With no further discussion, Sec'y/Treasurer, Robert Jock made a Motion to adjourn the meeting, seconded by Board member Don Shields. With all in favor, meeting adjourned at 6:43 p.m..

Respectfully submitted,


Veralyn Farias
Recording Secretary