

PUEBLO OF ACOMA HOUSING AUTHORITY BOARD OF COMMISSIONERS SPECIAL MEETING  
Grants, New Mexico  
December 12, 1998  
5:00 P.M.  
**SIGN-IN SHEET**

**BOARD OF COMMISSIONERS**

Marvis Aragon, Jr., Chairman

Marvis Aragon Jr.

Jackie Torivio, Vice-Chairperson

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Harold Felipe, Secretary

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Carleen Chino, Commissioner

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Timothy J. Chavez, Commissioner

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**PAHA STAFF**

Raymond J. Concho, Jr., Executive Director

Raymond J. Concho Jr.

Derek Valdo, Development Specialist

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~~B. Gregory Histia~~, DEP Director

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Rose Histia, HOC I

Rose Histia

Valerie Lucero, Administrative Assistant

Valerie Lucero

A. Marie Garcia, Secretary/Receptionist

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Maria Mirabal, HOC II

Maria Mirabal, HOC II

Anthony Concho, Recreation Specialist

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Dennis Lorenzo, Healthy Nations Cood.

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**TRIBAL ADMINISTRATION**

Joe Aragon, Jr., Councilman, Ex-officio

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Daniel L. Sanchez, Tribal Sec., Ex-officio

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Meeting Adjourned At 11:20 pm

## TENATIVE AGENDA

Pueblo of Acoma Housing Authority Board of Commissioners Special Meeting  
Grants, New Mexico  
December 12, 1998  
5:00 P.M.

- I. Call to Order
- II. Invocation
- III. Roll Call
- IV. Approve Agenda
- V. Minutes - NONE
- VI. Announcements
  1. General Meeting, December 13, 1998, Tribal Auditorium, Acoma Pueblo, New Mexico
  2. Southwest Indian Housing Association's Annual Meeting, January 20-22, 1999, Scottsdale, Arizona
  3. National American Indian Housing Council's <sup>5</sup>4th Annual Legislative Conference and Public Policy Conference, February 2-4, 1999, Washington, DC
- VII. Reports
  1. Financial - Preliminary 1998 Audit Report
  2. Executive Director - NONE
- VIII. Old Business
  1. NONE
- IX. New Business
  1. Training on Mortgage Codes, Denise Chee, PAHA Attorney
  2. HUD *Annual Performance Report* Review, Raymond J. Concho, Jr.
- X. Board of Commissioners Annual Meeting - December 16, 1998
- XI. Adjourn

DRAFT

AGENDA

Pueblo of Acoma Housing Authority Board of Commissioners Special Meeting  
Grants, New Mexico  
December 12, 1998  
5:00 P.M.

Veronica  
Share with Mervin Arzou  
for concurrence

- I. Call to Order
- II. Invocation
- III. Roll Call
- IV. Approve Agenda
- V. Minutes - NONE
- VI. Announcements

- 1. General Meeting, December 13, 1998, Tribal Auditorium, Acoma Pueblo, New Mexico
- 2. Southwest Indian Housing Association's Annual Meeting, January 20-22, 1999, Scottsdale, Arizona ← handout will be provided. Need to know if any BOC will attend.
- 3. National American Indian Housing Council's 4th Annual Legislative Conference and Public Policy Conference, February 3-4, 1999, Washington, DC ← handout will be provided.

VII. Reports

- 1. Financial - Preliminary 1998 Audit Report
- 2. Executive Director - NONE

Need to know if any BOC will attend.

VIII. Old Business

- 1. NONE

handout - briefly present with PAHA Expenditure Reports

IX. New Business

- 1. Training on Mortgage Codes, Denise Chee, PAHA Attorney
- 2. HUD Annual Performance Report Review, Raymond J. Concho, Jr. (Tabled) 12/16/98

X. Board of Commissioners Annual Meeting - December 16, 1998

XI. Adjourn

APPROVED  
12/16/98

**MINUTES**

Pueblo of Acoma Housing Authority Board of Commissioners "SPECIAL" Meeting  
Grants, New Mexico  
December 12, 1998

**Item I. Call To Order**

Meeting was called to order by Chairman Aragon at 6:00 p.m.

**Item II. Invocation**

Invocation was led by Commissioner Chavez

**Item III. Roll Call**

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

Marvis Aragon, Jr., Chairman  
Carleen Chino, Commissioner  
Timothy J. Chavez, Commissioner  
Raymond J. Concho, Jr., Executive Director  
Valerie Lucero, Administrative Assistant  
Maria Mirabal, HOC II  
Rose Histia, HOC I  
Denise Chee, PAHA Attorney

**Item IV. Approve Agenda**

Motion to approve agenda was made by Commissioner Chino, second by Commissioner Chavez.

**Item V. Minutes** - NONE

**Item VI. Announcements**

1. General Meeting 12/13/98 - Items of discussion, Business Board and Tribal Budget. Also noted: Tribal Employee and Business Enterprises Christmas Dinner and Dance - 12/22/98. Dinner will be a pot luck at the Tribal Auditorium. Dance will be held at The Inn at Grants, NM. The band is Westwind. Tickets on sale now at \$10.00 per couple up until 12/17/98 then prices will increase.
2. SWIHA Annual Meeting, January 20-22, 1998 at Scottsdale, Arizona - Two or Three BOC
3. NAIHC 4th Annual Legislative Conference and Public Policy Conference, February 3-4, 1998 at Washington, DC

A Motion to recess for dinner was made by Commissioner Chavez, second by Commissioner Chino. Recess at 6:55 p.m.

A Motion to reconvene meeting was made by Commissioner Chino, second by Commissioner Chavez. Meeting reconvened at 9:15 p.m.

**Item VII. Reports**

1. Financial - Preliminary 1998 Audit Report  
Chairman Aragon would like to call an <sup>SPECIAL</sup> Emergency meeting to comment on issues. PAHA staff will provide copies of written findings.

Findings are: 1. Tenants Accounts Receivable: Auditors advised that PAHA write up collection policies and procedures to get homebuyers in compliance.

2. Lead Base Testing - Per Federal Regulation, houses built before a certain year require testing. PAHA collected lead base paint samples from units built before 1972 to be tested for lead base. When samples were tested, the consultants results weren't clear if the units tested positive or negative for lead base. PAHA is to request from consultants more specific results.

PAHA will type up action plan to address and correct findings.

Expenditure report is incorrect at this time. <sup>(VALERIE)</sup> PAHA and Keith Tenorio, Tribal Accountant are currently working on breaking down expenses between all programs and Projects. An updated report will be given to BOC in January, 1999.

Chaiman Aragon requested from PAHA that a training be given to BOC on <sup>how to</sup> read financial statements. BOC would like to get familiar with reading financials. BOC would like quarterly reports given. <sup>more</sup>

RESULTS NOT IDENTIFIED AS BEEN A THREAT.

INTERPRETATION PERTAINING TO HOUSING }

2. Executive Director Report - NONE

**Item VIII. Old Business** - NONE

**Item IX. New Business**

1. Training on Mortgage Codes - Denise Chee, PAHA Attorney  
Training on Mortgage Codes included laws that need to be in place. Laws are: Foreclosure, Eviction, Priority of Lien and Recording.  
Documents include: Lease, MOA/Tri-party agreement, Promissory note, security instrument - riders: standard bank document.

Chairman Aragon questioned whether PAHA was ready to present codes to the Tribal Council or can it wait. Will PAHA be able to address or answer questions, Council might have on mortgages?

Raymond responded two reasons to act on mortgage codes.

1. There are Tribal Members, Tribal Administration and Tribal Council who want to try mortgaging.

2. Banks are wanting to try mortgaging on Indian Land. NAHASDA is not going to give us much money to build houses, PAHA should fully support mortgaging.

Chairman Aragon questioned if Tribal Council will fully understand the mortgage codes. PAHA should not seek resolution because the Council has not had any information to understand the process. Is there a boiler plate process to help them understand?

2. HUD Annual Performance Report Review - Tabled

BOC would like to table item to review and make changes and comment.

PAHA will submit the report by January 30, 1999.

**Item X. Board of Commissioner Meeting - December 16, 1998**

Chairman Aragon will contact BOC. Items to include on the agenda are: Collections and Evictions and Admissions and Occupancy

**Item XI. Adjourn**

Motion to adjourn meeting was made by Commissioner Chino, second by Commissioner Chavez. Meeting adjourned at 11:20 p.m.

Respectfully Submitted : \_\_\_\_\_  
Harold Felipe, BOC Secretary

Approved:

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Marvis Aragon, Jr., BOC Chairman

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Jackie Torivio, BOC Vice-Chairperson

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Carleen Chino, Commissioner

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Timothy J. Chavez, Commissioner