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.

SIGN-IN SHEET

PUEBLO OF ACOMA BOARD OF COMMISSION ANNUAL MEETING
COUNTY LINE RESTAURANT
Albuquerque, New Mexico
December 13, 2001

BOARD OF COMMISSIONERS

Timothy J. Chavez, Chairman
Jason Johnson, Vice Chairman
Duane Mousseau, Secretary
Gerric Ortiz, Commissioner
Cheryl McGinn, Commissioner
Charles Riley, Ex-Officio (Tribal Council)
Harold Felipe, Ex-Officio (Tribal Administration)

PAHA STAFF

Raymond J. Concho, Jr., Executive Director
Owen Ondelacy, Assistant Director
Floyd Tortalita, Development Specialist
Patricia J. Alonzo, Accountant
Rose Histia, Homeownership Specialist
Jennette Steward, Homeownership Specialist
Gwen Garcia, Administrative Assistant
Tina M. Poncho, Secretary/Receptionist
Mark Thompson, Project Manager

MEETING ADJOURNED AT
Pueblo of Acoma Housing Authority
Board of Commissioners
Regular Meeting Minutes for December 13, 2001

Item I  Call to Order

The meeting was called to Order at 5:10 p.m. by Tim Chavez, Jr., Chairperson. The meeting was conducted at the County Line Restaurant, Albuquerque, NM.

Item II  Invocation

Item III  Roll Call

Roll call was conducted by Commissioner G. Ortiz with the following present:
Board of Commissioners:
Tim Chavez, Jr., Chairperson
Jason Johnson, Vice-Chairperson
Duane Mousseau, Secretary
Geraldine L. Ortiz, Commissioner
A Quorum of 4 Commissioners existed.

PAHA Staff:
Raymond Concho, Jr., Executive Director
Owen Ondelacy, Assistant Director
Gwen Garcia, Administrative Assistant
Pat Alonzo, Accountant
Jennette Steward, Homeownership Specialist
Rose Histia, Homeownership Specialist
Floyd Tortalitta, Development Specialist
Mark Thompson, Project Manager

Item IV  Approve Agenda

Item #1 in Reports was tabled pending further investigation. Item #2 in New Business was tabled pending further information from Tribal Procurement Office. A Motion to Approve was made by Commissioner Ortiz to accept and approve the agenda; it was seconded and the Motion carried.

Item V  Approve Minutes for November 14, 2001

Approval of minutes was made pending two suggestions:
#1. A letter be send to D. Lewis requesting her presence or disregard any further information.
#2. Is there someone else available to do the report for D.F. Garcia?

A Motion to Approve the minutes was made by Vice-Chairperson Johnson; it was seconded and the Motion carried.

Item VI  Announcements
1. Annual Tribal Employee Christmas Dinner. Cost is $10/single or $12/couple. Board of Commissioners were encouraged to attend.

2. Introduction to Indian Housing Management, Commissioner Ortiz and Mcguinn, and Rose Histia, Homeownership Specialist will be attend this training.

3. NAIHC/CIHD Annual Legislative Conference, items on agenda: directives, legal issues, Congressional visits, appropriations. Three Board of Commissioners and Governor to attend.

4. Annual Retreat - items of discussion: beginning of 5-year plan, NAHASDA annual allocations, NAIHC facilitate strategic planning.

5. SWIHA Quarterly Meeting, items for discussion: Indian Housing Plan, Annual performance report and survey assessment.

Item VII Reports

1. Table under further notice.

2. Homeownership Report - Rose Histia, Jennette Steward
   * Letters have been sent to all new 61 homeowners.
   * Exterior & Interior colors selections have been made.
   * There has been 100% participation from all new occupants.
   * 10/18 Low rental participants training at 100%.
   * 11/6 Training on Occupance, Polices & Procedures, MHOA, 100% attendance.
   * Annual inspection - 132 of 144 completed
   * Recertification - 129 of 144 completed.
   * Future home maintenance training for occupants will be scheduled.

3. Modernization Program
   * Order & receiving supplies has improved.
   * Traditional Housing has had some delays.
   * Low rent units - plans to mark off sites so we know the boundaries of responsibility.

4. 61-Housing Unit Report
   * Project is ahead of schedule.
   * PNM will be trenching in about 2 weeks. Secondary trenching of electrical lines will begin next week. There some set back regarding the cost of additional PVC line and who was responsible for payment.
   * One accident - C. Antonio fell from the roof of the house and broke his hip. He is currently on workman's comp. which is being take care of by Evans Southwest Contractor.

5. Executive Director's Report
   * Open House for new units has been changed to 3/29/2002.
   * Modernization Program - procurement for erosion control project will begin. Mechanical rehab, furnaces, water heaters and duct work repair will be replaced.
* Traditional Home Building - Project is on-going and will be extended to June 2002. MOA with Cornerstone, Acoma and Housing Authority is being amended.
* Community-wide Housing inventory - proposal have been received, reviewed, scored and ranked.
* Office space is needed for Housing.
A Motion to Approve the Executive Director's Report was made by Secretary, Mousseau; it was seconded and the Motion carried.

Item VIII Old Business - None

Item IX New Business

1. Election of officer to be held on December 19, 2001.
2. Tabled pending further information from the Tribal Procurement Office.

Item X Schedule Next Board of Commission Meeting

December 19, 2001 at 6:30 p.m.

Item XI Adjourn

Motion to adjourn was made by Commissioner G. Ortiz; it was seconded and the motion carried. Meeting adjourned at 6:30 p.m.
AGENDA

Pueblo of Acoma Housing Authority Board of Commission Annual Meeting
County Line Restaurant
Albuquerque, New Mexico
December 13, 2001
5:00 P.M.

I. Call to Order

II. Invocation

III. Roll Call

IV. Approve Agenda

V. Approve Minutes for November 14, 2001

VI. Announcements

1. Annual Tribal Employee Christmas Dinner & Dance, December 21, 2001, 6:00 p.m. to 12 Midnight, Sky City Casino
2. Introduction to Indian Housing Management, January 14-17, 2002, San Antonio, TX
4. PAHA Annual Retreat, January 24-25, 2002 (TBD)
5. Southwest Indian Housing Association Quarterly Meeting, January 14-17, 2002 at Las Vegas, Nevada

VII. Reports

1. Financial Report, Central Accounting Department
2. Homeownership Program Report, Rose Histia and Jennette Steward
3. Modernization Program Report, Native American Housing Consultants and Floyd Tortalita, Development Specialist
4. 61-Unit Housing Development Report, Mark Thompson, Project Manager

VIII. Old Business – None

IX. New Business

1. Election of Officers
2. Procurement Policies

X. Schedule Next Board of Commission Meeting — Special Nov 12/14/01 6:30 PM

XI. Adjourn

Motion made by Vice Chairman by consensus, 07/28/01
AGENDA

Pueblo of Acoma Housing Authority Board of Commission Annual Meeting
County Line Restaurant
Albuquerque, New Mexico
December 13, 2001
5:00 P.M.

I. Call to Order

II. Invocation

III. Roll Call

IV. Approve Agenda

V. Approve Minutes for November 14, 2001

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VIII. Old Business – None

IX. New Business

1. Election of Officers
2. Procurement Policies

X. Schedule Next Board of Commission Meeting

XI. Adjourn
Annual meeting
12/13/01
5:10 PM

I. Call to order:

II. Invocation:

III. Roll Call:

BDC:
Tim Chavez
Jason Johnson
Donald Jones
Staff

Guests:
Raymond Ornelas
Owen Endlacy
Mark Thompson
Floyd Totten
Rose Tillet

Resident of the Month:
Guest

IV. Approve Agenda——Made by Commissioner Ortiz
Seceded by Vice Chairman

V. Approve Minutes:

A. Fellow's daughter (to see if daughter is still interested)

VI. Announcements:

1. Financial Report—Tabled
2. HOS—Recycled council inspectors
gave a brief update on activities, projects 01-11-01
Updating waiting list—Eligible additional information requested
Wagner WJ 55 Talent
To place new families in housing, determine families into this unit's schedule
Pre-occupancy
Robert L carn selected participant returned home back to TSS, purchased trailer
An assigned area, go on waiting list
Seek other applicants qualified to
move in.

Governor Chiru
NARRATE & DEBATE

Quests:

GOVERNING CHAIR
NARRATE & DEBATE
3. Modernize R&T - Traditional/Precaution Programs - Erosion Control - Start construction in April (behind schedule from traditional project)

- Procurement:
  - 2. Balance of Year:
    - R. Thompson
      - 2 months ahead of schedule

- Waterline: 2 cycles scheduled in future as development

- Feasibility study assessment:
  - 202 homes
  - 1700 square ft
  - Budget: 

4. 61 - 75 Development R&T - M. Thompson

5. Organize all RT - Aquatic Center, Inc.
  - Meetings on after December 2001
  - FY 2001 - expansion of MTA office
  - Maintenance building
  - MTA will acquire reference expansion after December 2001

Maurice Peacock, Director, Mr. Mousseau, security
by Chairman Johnson (2)