



The regularly scheduled monthly meeting of the Housing Authority of San Angelo (HASA) held at 12:00 P.M., Wednesday, February 22, 2023; from the Housing Authority, 420 East 28<sup>th</sup> street, San Angelo, Texas.

**THE FOLLOWING BOARD MEMBERS WERE PRESENT:**

Mr. Troyce Wilcox, Mrs. Barbara Brown, Mrs. Monette Molinar, Mrs. Becky Fraser and Mr. Wes Masters were present. Mrs. Jaime Colvin was not able to attend.

**STAFF MEMBERS PRESENT WERE:**

Ms. Becki Salandy, Mrs. Amanda Cruz, and Mrs. Mari Valdibieso were present.

**CALL TO ORDER:**

Mr. Wilcox called the meeting to order at 12:02 p.m.

**APPROVAL OF MINUTES FROM THE AUGUST 24, 2022 MEETING AND ANY ACTION CONCERNING THE SAME:**

Mr. Masters presented a motion to approve the minutes from the August 24, 2022 meeting as written. Mrs. Molinar provided a second. The motion carried 4-0.

**STATUS REPORTS ON PROGRAMS, PROPERTIES, AND FINANCIAL STATEMENTS PRESENTED BY STAFF AND AY ACTION CONCERNING THE SAME:**

Mrs. Cruz reviewed the status reports included in the board packets. The status report provided delinquency and occupancy reports for all programs along with the waiting list numbers as of January 2023. Mrs. Cruz explained the adjustments to the reports to show the changes based on the conversion. Mrs. Cruz also provided a status on the FSS grant and the Rapid Rehousing Grant's progress as of January 2023. Mrs. Cruz then reviewed any updates for the properties and constructions contracts. Mr. Masters had a question regarding delinquent rent for the Desert Shadows Apartments. Mrs. Cruz explained different factors that may have contributed to this amount. Mrs. Cruz provided other agencies we refer clients to when they are struggling to meet their rent responsibilities.

Mrs. Cruz then provided an update on the DS roof project, 123 remodeling has withdrew from the contract last year leaving some of the wood work undone. We have reached out to Quorum architect for a scope of work for the completion of this project. Mrs. Cruz is making an effort to expedite receiving the scope of work from the architect.

Ms. Salandy presented the FYE comparison of the FY 9/30/21 and 9/30/22 Income Statements with comment on any significant differences between these years. The main cost increase was the rise in property insurance and salary increases. Ms. Salandy apologized for the lack of current financial statements and explained the last financial statement provided by the Fee Account was from 09/30/2022. The Board received a copy of these statements via email. The ongoing delay in the return of financial reports is an issue that has been addressed with Lindsey. Mrs. Salandy is working with the Fee accountant on the timeliness but if this does not improve, suggest that a Request for Proposals be sent out for the end of the fiscal year, 10/30/2023. Mr. Wilcox asked if there were any further questions or comments on status reports or financial statements, there being none we moved on to the next agenda item.



**CONSIDERATION OF A RESOLUTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO PURCHASE A VEHICLE FOR THE MAINTENANCE DEPARTMENT AND ANY ACTION CONCERNING THE SAME:**

Ms. Salandy explained the need for an additional truck for the maintenance department. With recent staff changes and additional property there is a need for an additional vehicle that can assist the maintenance department with their daily functions. Ms. Salandy is asking for a budget of \$40,000.00 for this purchase. Mr. Wilcox suggested we set the budget at a range. Mr. Masters agreed and suggested the range to be \$40,000.00 to \$50,000.00. Ms. Salandy expressed gratitude for the additional monies, if necessary. She then reassured the board that staff will follow procurement procedures and make every attempt to obtain the best possible price for the HA. Mr. Wilcox requested a motion to approve the resolution authorizing the Executive Director to purchase a vehicle for the maintenance department within a budget of \$40,000.00-\$50,000.00. Mr. Masters provided a motion. Mrs. Fraser followed with a second. The motion carried 5-0.

**CONSIDERATION OF A RESOLUTION TO APPROVE THE 2022 ANNUAL AND 5 YEAR PLAN AND ANY ACTION CONCERNING THE SAME:**

Mrs. Salandy presented the annual plan for the Housing Authority. The addition of Project Based Vouchers to be issued in Country Cottages for the VASH program is outlined in the FY2022 plan. Mrs. Salandy provided a brief explanation of the Civil Rights and other forms included in the plan as well as the date for the Public Meeting to receive public comment. Mrs. Molinar provided a motion to approve the annual and five- year plan as presented. Mrs. Brown provided a second. Mr. Masters followed with a second. The motion carried 5-0.

**FUTURE AGENDA ITEMS:**

Mr. Wilcox asked if there were any future agenda items. No additional items were presented by board commissioners at this time. Mrs. Salandy stated that staff is reviewing the HCV Utility allowances and will be bringing those to the Board for consideration in the future. Mrs. Cruz stated the Payment Standards will also be up for review.

**ADJOURNMENT:**

As there was no further business to discuss, Mr. Wilcox requested a motion to adjourn the meeting at 12:21 p.m. Mr. Masters provided a motion for adjournment and Mrs. Molinar provided a second. The motion carried 5 to 0 to call the meeting adjourned.

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HASA Board Commissioner

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Board Secretary