



Minutes of the AHA Board of Housing Commissioners

Regular Meeting

Wednesday, June 19, 2019 at 12:00 p.m. (MT)

Carnis Salisbury Building

1840 University Blvd. SE, Albuquerque, NM

1. Call to Order

The meeting was called to order at 12:00 p.m. (MT) on June 19, 2019. Chairperson McHard presided. The Board met in the Manuel Cordova Conference Room in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Janet McHard, Chairperson
Mr. Stephen J. Vogel, Vice-Chairperson
Ms. Lovie McGee, Commissioner at Large
Ms. Rebecca Robinson, Resident Commissioner

AHABHC MEMBERS NOT PRESENT

Ms. Roxanne Rivera-Wiest, Commissioner at Large, Excused

VISITORS

Ms. Judy Higuera, Embudo Towers Resident
Ms. Kris Houde, Citizens Information Committee of Martineztown (CICM)
Ms. Thea Guerin, Consultant

STAFF PRESENT

Mr. Matthew Archuleta, Public Housing Program Manager
Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector
Mr. Matt Bailon, Operations Manager
Ms. Linda Bridge, Executive Director
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Andrew Estocin, Property Manager
Mr. Dan Foster, Capital Fund Projects Manager
Ms. Vivian Gabaldon, Sr. Accounting Technician - PH
Ms. Lisa Garduno, Sr. Accounting Technician - S8
Ms. Kathy Garza, Temp - Resident Services Assistant
Ms. Esther Lucero, Section 8 Program Manager
Ms. Carolyn Montoya, Temp - Office Assistant - Admin
Ms. Karen Ochsankohl, Accounting Supervisor
Ms. Mundy Petroff, Executive Assistant
Mr. Elias Salas, Section 8 Housing Specialist



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/HousingABQ



Equal Housing Opportunity Agency



3. Approval of Minutes

Board of Housing Commissioners Meeting May 15, 2019

Member Vogel moved to approve the minutes; seconded by Member Robinson. The motion carried by a 4-0 vote.

4. Public Comment

Ms. Higuera, addressed the Board stating that she ‘loves the elevators!’ and having Ms. Pineda and Ms. Martinez on-site.

Ms. Houde, addressed the Board expressing her appreciating Mr. Estocin’s efforts to address vandalism, graffiti and dogs not being on leashes. Stated ‘on a scale of 1 to 10, I give you a 15’. Ms. Houde expressed appreciation for Linda and her efforts to collaborate with help CICM.

5. Consent Agenda

There were no consent agenda items.

6. Resolutions and Communications

- a) Report of the Secretary (Executive Director Linda Bridge and Capital Fund Projects Manager Dan Foster)

Ms. Bridge presented the AHA May/June update in the Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report; both addressed questions from Members of the Board. Please see the attached Reports.

Member McGee moved to accept receipt of the Report; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- b) Resolution 2019-09 Appropriating Funds for the AHA for Financial Year 2020, Beginning July 1, 2019 and Ending June 30, 2020 (Finance Director Barbara D’Onofrio)

Ms. D’Onofrio presented ‘Resolution 2019-09 Appropriating Funds for the AHA for Financial Year 2020, Beginning July 1, 2019 and Ending June 30, 2020’ and addressed questions from Members of the Board.

Member Vogel moved to approve ‘Resolution 2019-09 Appropriating Funds for the AHA for Financial Year 2020, Beginning July 1, 2019 and Ending June 30, 2020’; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- c) Resolution 2019-10 Appropriating Funds for AHA Development for Fiscal Year 2020, Beginning July 1, 2019 and Ending June 30, 2020 (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented 'Resolution 2019-10 Appropriating Funds for AHA Development for Fiscal Year 2020, Beginning July 1, 2019 and Ending June 30, 2020' and addressed questions from Members of the Board.

Member Vogel moved to approve 'Resolution 2019-10 Appropriating Funds for AHA Development for Fiscal Year 2020, Beginning July 1, 2019 and Ending June 30, 2020'; seconded by Member Robinson. The motion was carried by a 4-0 vote.

- d) Resolution 2019-11 Approval of the FY2020 Incentive Compensation Plan (Executive Director Linda Bridge)

Ms. Bridge presented 'Resolution 2019-11 Approval of the FY2020 Incentive Compensation Plan' and addressed questions from Members of the Board.

Member Robinson moved to approve 'Resolution 2019-11 Approval of the FY2020 Incentive Compensation Plan'; seconded by Member Vogel. The motion was carried by a 4-0 vote.

- e) Resolution 2019-12 Write Off Uncollectible Accounts Receivable (Finance Director Barbara D'Onofrio)

Ms. D'Onofrio presented 'Resolution 2019-12 Write Off Uncollectible Accounts Receivable' and addressed questions from Members of the Board.

Member Robinson moved to approve 'Resolution 2019-12 Write Off Uncollectible Accounts Receivable'; seconded by Member Vogel. The motion was carried by a 4-0 vote.

- f) Resolution 2019-13 Adoption of the revised AHA Employee Policy Manual (Executive Director Linda Bridge)

Ms. Bridge presented 'Resolution 2019-13 Adoption of the revised AHA Employee Policy Manual' and addressed questions from Members of the Board.

Member Vogel moved to approve 'Resolution 2019-13 Adoption of the revised AHA Employee Policy Manual'; seconded by Member Robinson. The motion was carried by a 4-0 vote.

7. New Business

- a) Discussion of the FY20-24 Strategic Plan

Ms. Guerin, presented the draft FY20-24 Strategic Plan and asked for input from the Members of the Board. Board members provided their comments.

8. Old Business

There was no old business.

9. Other Business

The next scheduled Regular Meeting of the Board will be on Wednesday, July 17, 2019, at 12:00 p.m. The meeting will be held in the Manuel Cordova Conference Room (#186), at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM.

10. Announcements

Chairperson McHard announced that a survey will be sent to all staff requesting feedback from all staff for Ms. Bridge regarding her annual evaluation.

11. Adjournment

There being no further business to be brought before the Board, Member McGee moved to adjourn the meeting at 1:32 p.m.; seconded by Member Robinson. The motion was carried by a 4-0 vote.

SUBMITTED:

READ AND APPROVED:

/s Linda Bridge

Linda Bridge, Secretary to the Board
Date: July 17, 2019

/s Janet McHard

Janet McHard, Chairperson of the Board