Minutes of the AHA Board of Housing Commissioners

Regular Meeting
August 20, 2025 at 12:00 p.m. (MT)
Manuel Cordova Conference Room (#186) & Zoom Video Conference
Special Procedures were used for joining this meeting

1. Call to Order

The meeting was called to order at 12:00 p.m. (MT) on August 20, 2025. Chairperson Smith presided. The Board met via Zoom and in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT
Ms. Rayellen Smith, Chairperson
Ms. Maurreen Skowran, Vice Chairperson
Ms. Rebecca Robinson, Resident Commissioner
Ms. Sharla Parsons, Commissioner at Large (*arrived at 12:36 p.m.*)

AHABHC MEMBERS NOT PRESENT
Ms. Lovie McGee, Commissioner at Large, Excused

STAFF PRESENT
Mr. Matthew Archuleta, Asset Management Division Manager
Mr. Matt Bailon, Operations Manager
Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain, Accountant
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Eric Feng, Sr. Accountant
Mr. Sam Garcia, Public Housing Inspections & Quality Control
Mr. John Gauthier, Housing Services Director
Mr. Joe Horejs, Senior Accountant
Ms. Mundy Petroff, Executive Assistant
Ms. Lily Pineda, Property Manager
Ms. Rocio Sinche, Procurement Officer
Ms. Shawn Watson, Housing Development Associate
Ms. Rocio Sinche, Procurement Officer

VISITORS PRESENT
Mr. Chuck Garcia, Cuddy & McCarthy
Ms. Karen Dicke, Lewis Brisbois
Mr. Nick Govea, Lewis Brisbois
Ms. Cecilia Webb, CABQ Mayor's Office

3. Approval of Minutes

Board of Housing Commissioners Meeting July 16, 2025

Member Robinson moved to approve the minutes; seconded by Member Skowran. The motion carried by a 3-0 roll call vote.

4. Public Comment

There were no public comments.

5. Consent Agenda

There were no consent agenda items.

6. Old Business

a) The Board is going to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 to discuss a limited personnel matter, and under §10-15-1 (H)(7) NMSA 1978, because discussions may include issues subject to the attorney-client privilege pertaining to threatened litigation in which AHA may become a participant.

Member Skowran moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 12:10 p.m. to discuss a limited personnel matter. The motion was seconded by Member Robinson and carried by a 3-0 roll call vote. All Board members recessed to discuss this matter.

b) Re-Convene in Open Session; to vote in public on action items, if any.

The Board re-convened in open session at 12:36 p.m. Chairperson Smith announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was a limited personnel matter. No motions were made by any members during the closed session and no votes were taken in the closed session.

Member Parson arrived

7. Resolutions and Communications

a) Report of the Secretary (Executive Director Linda Bridge & Housing Development Associate Shawn Watson)

Ms. Bridge presented the July/August update Report of the Secretary, and the Albuquerque Housing Authority Production Snapshot Report, Ms. Watson presented the Capital Projects Report and Grant Summary ; all addressed questions from Members of the Board.

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

b) Resolution 2025-10 Approval of the Submission of Section 8 Management Assessment Program (SEMAP) Certification form to HUD (Housing Services Director John Gauthier)

Mr. Gauthier presented the 'Resolution 2025-10 Approval of the Submission of Section 8 Management Assessment Program (SEMAP) Certification form to HUD' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2025-010 Approval of the Submission of Section 8 Management Assessment Program (SEMAP) Certification form to HUD'; seconded by Member Skowran. The motion was carried by a 4-0 roll call vote.

c) Executive Communication 2025-05 Request for Quote (RFQ) 2601: Architectural & Engineering Services –Contract Award(s) (Housing Development Associate Shawn Watson)

Ms. Watson presented the 'Executive Communication 2025-05 Request for Quote (RFQ) 2601: Architectural & Engineering Services –Contract Award(s)' and addressed questions from the Board.

Member Robinson moved to approve 'Executive Communication 2025-05 Request for Quote (RFQ) 2601: Architectural & Engineering Services –Contract Award(s)'; seconded by Member Skowran. The motion was carried by a 4-0 roll call vote.

d) Fiscal Year 2025 AHA Action/Department Plans Review (Executive Director Linda Bridge)

Ms. Bridge 'Fiscal Year 2025 AHA Action/Department Plans Review' and addressed questions from the Board.

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

8. New Business

There was no new business.

9. Other Business

There was no other business.

10. Announcements

Local Election Day is Tuesday, November 4, 2025 - see sample ballots on NMVote.org

AHA Offices will be closed to celebrate Veterans Day, Tuesday, November 11, 2025

AHA Board of Housing Commissioners currently has an opening for a new Member. Mayor Tim Keller is seeking a volunteer to serve on AHA Board – Online applications are being accepted for:

1. a Public Housing Resident Representative on the Board (for Board Position 2 for a term ending on 12/1/28)

The next scheduled Regular Meeting of the Board will be on Wednesday, September 17, 2025, at 12:00 p.m. The meeting will be held in person at the Albuquerque Housing Authority Main Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM, and the public will have the option to attend in person or by video conference.

11. Adjournment

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 1:21 p.m.; seconded by Member Skowran. The motion was carried by a 4-0 roll call vote.

SUBMITTED:

/s/ Linda Bridge
Linda Bridge, Secretary to the Board
Date: October 15, 2025

READ AND APPROVED:

/s/ Rayellen Smith
Rayellen Smith, Chairperson of Board