Minutes of the AHA Board of Housing Commissioners

Regular Meeting
June 17, 2026 at 11:30 a.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 11:31 a.m. (MT) on June 17, 2026. Chairperson Skowran presided. The Board met in person and via Zoom and in Open Session.

2. Roll Call

Ms. Maurreen Skowran, Chairperson, via Zoom
Ms. Rayellen Smith, Vice Chairperson
Ms. Rebecca Robinson, Resident Commissioner

AHABHC MEMBERS NOT PRESENT

Ms. Sharla Parsons, Commissioner at Large, Excused
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. Cate Church, Housing Specialist
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Eric Feng, Sr. Accountant
Mr. John Gauthier, Housing Services Director
Mr. Josh Montoya, Maintenance Tech/Landscaper
Ms. Mundy Petroff, Executive Assistant
Ms. Valerie Steichen, Housing Development Director

VISITORS PRESENT

Ms. Cecilia Webb, City of Albuquerque Mayor's Office
Mr. Bob Blumenfeld, Attorney for AHA

3. Approval of Minutes

Board of Housing Commissioners Meeting May 20, 2026

Member Smith moved to approve the minutes; seconded by Member Robinson. 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. Presentations

a) Acknowledgement of AHA Core Value Employees
Ms. Bridge introduced Josh Montoya.

7. New Business

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

Member Robinson moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 11:40 a.m. to discuss a confidential legal matter. The motion was seconded by Member Smith 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 12:03 p.m. Member Skowran announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was a confidential legal matter. No motions were made by any members during the closed session and no votes were taken in the closed session.

8. Resolutions and Communications

a) Report of the Secretary (Executive Director Linda Bridge, Asset Management Division Manager Matthew Archuleta, Housing Services Director John Gauthier and Housing Development Director Steichen)

Ms. Bridge presented the May/June Update Report of the Secretary, Mr. Archuleta, Mr. Gauthier and Ms. Steichen presented the Albuquerque Housing Authority Production Snapshot Report, the Capital Projects Report, and Grant Summary; they addressed questions from the Board.

Member Smith moved to accept receipt of the Report; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

b) Resolution 2026-09 Appropriating Funds for the AHA for Financial Year 2027, Beginning July 1, 2026 and Ending June 30, 2027 (Finance Director Barbara D'Onofrio)

Ms. D'Onofrio presented 'Resolution 2026-09 Appropriating Funds for the AHA for Financial Year 2027, Beginning July 1, 2026 and Ending June 30, 2027' and addressed questions from the Board.

Member Smith moved to approve 'Resolution 2026-09 Appropriating Funds for the AHA for Financial Year 2027, Beginning July 1, 2026 and Ending June 30, 2027'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

c) Resolution 2026-10 Approval of the FY2027 Incentive Compensation Plan (Executive Director Linda Bridge)

Ms. Bridge presented 'Resolution 2026-10 Approval of the FY2027 Incentive Compensation Plan' and addressed questions from the Board.

Member Smith moved to approve 'Resolution 2026-10 Approval of the FY2027 Incentive Compensation Plan'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

d) Resolution 2026-11 Write Off Uncollectible Accounts Receivable (Finance Director Barbara D'Onofrio)

Ms. D'Onofrio presented 'Resolution 2026-11 Write Off Uncollectible Accounts Receivable' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2026-11 Write Off Uncollectible Accounts Receivable'; seconded by Member Smith. The motion was carried by a 3-0 roll call vote.

9. Old Business

There was no old business.

10. Other Business

There was no other business.

11. Announcements

AHA Board of Housing Commissioners currently has an opening for one new Member. Mayor Tim Keller is seeking volunteers 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 five year term ending on 12/1/2028)

AHA Offices will be closed on Friday, June 19, 2026 to celebrate Juneteenth.

The next scheduled Regular Meeting of the Board will be on Wednesday, July 15, 2026, 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.

12. Adjournment

There being no further business to be brought before the Board, Member Smith moved to adjourn the meeting at 12:51 p.m.; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

SUBMITTED:

/s/ Linda Bridge
Linda Bridge, Secretary to the Board
Date: July 21, 2026

READ AND APPROVED:

/s/ Maurreen Skowran
Maurreen Skowran, Chairperson of the Board