

**MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF GEORGETOWN
September 25th, 2008**

On the 25th day of September, 2008 at 4:00 pm, the Housing Authority of the City of Georgetown, Texas, met in regular session. The meeting was called to order at 4:05 PM., and upon roll call the following members of the Board were present:

- Item 1. Call the meeting to order. Present: Bob Horick, Richard Glasco, Emily Northrop, Rosemary Mesa, Laura Bryant, (arrived at 4:19 pm)
Others in attendance: Naomi Walker (Secretary)
There being a quorum present the following business was transacted:
- Item 2. Staff Introduction – There was no staff introduction.
- Item 3. Public Comment –Ms. Deborah Louviere, Shady Oaks resident, would like clothes lines to stay after the renovations for Shady Oaks. They suggest to have the umbrella type that rotates they are more visually pleasant. Commissioner Northrop mentioned that this was a good energy saver. The Board agreed to have them installed.
- Item 4. Resident Council Reports – There were no reports. ED Walker mentioned that the Stonehaven Resident Council had requested a member or two from the Board to act as judges for the Yard of the Month. Commissioner Northrop and Commissioner Mesa volunteered.
- Item 5. Old Business
- a) Discussion regarding City Council site plan approval – Everything has been approved by the City and passed.
 - b) Update on Stonehaven Lighting Plan – Finalizing plans, couple of items that Architect has been working, such light timers and light sensors. Property is light up nicely at night. No complaints received from residents so far.
 - c) Update on Window Replacement at Stonehaven – Window replacement moving forward, residents chose a window manufacturer. Decision stage as to which units will be done first. The plan will be brought before the Board next month. Several window contractors lined up to be able to bid on the replacement project. Approximate time for job start would be January 2009. Sidewalk and drainage project will start next month.
 - d) Update on Shady Oaks Rehabilitation Plans – Have all permits and waiting on the closing. The closing date has been set up for October 2nd. ED Walker mentioned that the financial market has not affected the Shady Oaks project.
- Item 6. New Business
- a) None

Consent Agenda: The Statutory Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. A Board member may pull any item from the Consent Agenda in order that the Board discuss and act upon it individually as part of the Regular Agenda.

- Item 7. Discussion, Consideration and Possible Action to approve the minutes of the previous meeting
 - Item 8. Discussion, Consideration and Possible Action to accept the Departmental Reports
 - Item 9. Discussion, Consideration and Possible Action to accept the Executive Director's Report
 - Item 10. Discussion, Consideration and Possible Action to accept the financials
- Commissioner Northrop moved to accept and approve all the above items, Commissioner Mesa seconded the motion and it passed unanimously.

Regular Agenda: The Board will individually consider and possibly take action on any or all of the following items:

- Item 11. Discussion, Consideration and Possible Action regarding insurance coverage through Texas Municipal League. The TML insurance representative gave her presentation to the Board and reviewed current coverage with the Texas Municipal League. This included explanation requested by Commissioner Glasco on coverage for errors and omissions.
- Item 12. Discussion, Consideration and Possible Action regarding Shady Oaks closing- After extensive discussion on legal and financial information, and explaining the resolutions to the Board, Commissioner Northrop made a motion to authorize Naomi Walker to sign on behalf of the Company. Commissioner Glasco seconded the motion and it passed unanimously. A second resolution "Manager's Certificate" authorizes the company to take a loan from the Texas Department Community Affairs for the amount of \$600,000.00 and authorizing ED Naomi Walker to sign as the manager of the company. Commissioner Northrop moved to accept this resolution, Commissioner Glasco seconded and it passed unanimously.

Commissioner Northrop moved to accept the "Certificate of Directors" resolution, Commissioner Glasco seconded the motion and it passed unanimously.
- Item 13. Discussion, Consideration and Possible Action to accept FYE 2009 Shady Oaks Budget
- Item 14. Discussion, Consideration and Possible Action to accept FYE 2009 Section 8 Budget
- Item 15. Discussion, Consideration and Possible Action to accept FYE 2009 Stonehaven Budget

ED Walker presented all three budgets to the Board for discussion. After extensive discussion on the three proposed budgets Commissioner Northrop moved to

accept them, Commissioner Glasco seconded the motion and it passed unanimously.

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, the item(s) listed below will be discussed in closed session and are subject to action in the open session that follows.

- Item 16. **Section 551.074 – Personnel Matters:** Closed session for deliberation and possible action regarding the employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director.
- Item 17. **Section 551.072 - Deliberation regarding real property:** Closed meeting to deliberate the purchase, exchange, lease, or value of real property for the purpose of developing an affordable housing project.

Return to Open Session:

- Item 18. Action from Closed Session, if any. There was no closed session's discussion. Board members agreed to bring their ED evaluations forms to the next Special Board meeting. ED Walker agreed to email them copies again so they can resubmit to Commissioner Horick. Special Board meeting will be held October 2nd, 2008 at Stonehaven Conference room at 4:00 pm.
- Item 19. Adjournment - There being no other business for this meeting, Commissioner Mesa moved for adjournment. The motion was duly seconded by Commissioner Northrop and carried by unanimous vote. The Chairman thereby declared the meeting adjourned at 7:05 p.m.

•••