

**MINUTES OF THE
BOARD OF COMMISSIONERS MEETING
HOUSING AUTHORITY OF THE
CITY OF MCKINNEY**

The meeting of the Board of Commissioners of the Housing Authority of the City of McKinney, Texas, was held at 1200 N. Tennessee St. at 5:15p.m. on October 26, 2010.

Commissioner Alonzo Tutson called the meeting to order at 5:19 p.m. and established a quorum.

The following Commissioners were present:

Gretchen Gayowski
Elinor Williams
Donald Stockford
Alonzo Tutson

The McKinney Housing Authority staff members in attendance were:

Beth Bentley	Laury Bravo
Roslyn Miller	Laverne Gary
Jilma Hernandez	Jeanine Tillman
Oscar Olvera	Gary Kesler
Oscar Flores	Connie Crosby

Members of the public in attendance were:

Nicky Leeks

Commissioner Tutson called for the first item swear in/recognize new Board members. The Commissioner was advised that the City Secretary had completed the oath of office prior to the meeting. The new Commissioners, Gretchen Gayowski and Donald Stockford introduced themselves.

The next item on the agenda was to consider/discuss/act on election of officers for the Board. Executive Director Beth Bentley advised of the procedure for the elections. Commissioner Elinor Williams motioned to elect Alonzo Tutson as Chairman. Commissioner Stockford seconded the motion. A vote was taken with the following results.

Ayes: Elinor Williams
Alonzo Tutson
Donald Stockford
Gretchen Gayowski

Nays: None

Chairman Tutson called for comments from the public. There was no comment.

The first order of business was to review and adopt the minutes of the meeting held September 28, 2010. Commissioner Elinor Williams motioned to approve the minutes as presented. Commissioner Stockford seconded the motion. A vote was taken with the following results.

Ayes: Gretchen Gayowski
Alonzo Tutson
Donald Stockford
Elinor Williams

Nays: None

The next order of business was to consider/discuss/act on the Resident Council report. Commissioner Elinor Williams gave an explanation of the Resident Council. In addition she advised of the Resident Council's goals, current activities and benefits to the residents. There was no action needed.

Chairman Tutson then called for the next item on the agenda which was to consider/discuss/act on the financials (10.40). Staff member Laury Bravo provided the Board with a tutorial to understand the financial

reports. Thereafter Ms. Bravo reviewed the monthly reports. In addition a request was made to write-off the outstanding checks for 180 days for both programs per the internal control policy. Commissioner Stockford motioned to approve both items 10.40a and 10.40b. Commissioner Elinor Williams seconded the motion. A vote was taken with the following results.

Ayes: Donald Stockford
Alonzo Tutson
Gretchen Gayowski
Elinor Williams

Nays: None

The Executive Director asked the Board to move to item #9 on the agenda to accommodate staff that had to leave. The Chairman called for the Executive Directors report. The staff was asked to introduce themselves. Each staff member present gave their introduction, advised of the number of years of service and the current position held. Management team member Contessa Corkern advised the members of the Resident Services provided by the agency. Team member Roslyn Miller gave the Board an overview of the eligibility process for Public Housing and Section 8. The overview also included the lease-up statistics for both programs. The Commissioners thanked the staff for their presence. There was no action needed.

A call was made for the next item, consider/discuss/act on a Software Vendor. (10.41) Ms. Bentley addressed the need to upgrade the software to assist the agency in operating more efficiently. She addressed the current challenges and the recommendations of the staff. There were brief questions from the Board. Commissioner Stockford motioned to approve the bid proposal submitted by Lindsey. Commissioner Gayowski seconded the motion. A vote was taken with the following results.

Ayes: Elinor Williams
Alonzo Tutson
Greta Gayowski
Donald Stockford

Nays: None

The next item on the agenda was to consider/discuss/act on Executive Director's report. Executive Director Beth Bentley reviewed the overview of the agency submitted to the Board. And finally she reviewed the current legal issues being addressed by the agency. There was no action needed.

Chairman Tutson called for a motion to adjourn. Commissioner Elinor Williams made the motion. Commissioner Gayowski seconded the motion. The meeting was adjourned at 6:41pm.

Alonzo Tutson, Chairman

Secretary