

**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 February 22, 2011.

Commissioner Alonzo Tutson called the meeting to order at 5:20 p.m. and established a quorum.

The following Commissioners were present:

Jimmie King
Donald Stockford
Gretchen Gayowski
Alonzo Tutson

Members of the public in attendance were Nicki Leeks.

The McKinney Housing Authority staff members in attendance were:

Beth Bentley
Laury Bravo
Roslyn Miller

Chairman Tutson called for comments from the public. No one requested to comment.

The first order of business was to review and adopt the minutes of the meeting held January 25, 2011. Commissioner Stockford expressed his appreciation to the secretary for including his comments. Commissioner King motioned to approve the minutes as presented. Commissioner Gayowski seconded the motion. A vote was taken with the following results.

Ayes: Jimmie King
Alonzo Tutson
Gretchen Gayowski
Donald Stockford

Nays: None

The next item on the agenda was to consider/discuss/act on the Financials. Staff member Laury Bravo reviewed the financial reports with the Board. The Board asked for an explanation of the Net Restricted Assets. Executive Director Beth Bentley provided the explanation.

Resident member Sereta Johnson joined the meeting.

The Chairman called for the next item on the agenda which was to consider/discuss/act on Public Housing delinquency reports. Staff member Roslyn Miller provided the Board a copy of the monthly delinquency

report. In addition, Ms. Miller summarized the report and advised of the agency's efforts to address delinquent accounts. There were no questions from the Board and no action was needed.

The next order of business was to consider/discuss/act on the Public Housing Write-offs (11.01). Ms. Miller advised the Board of the write-off policy and advised of the submission being presented for action. The Board reviewed the information submitted. Commissioner King motioned to approve the item as presented. Commissioner Stockford seconded the motion. A vote was taken with the following results:

Ayes: Jimmie King
Alonzo Tutson
Gretchen Gayowski
Donald Stockford

Nays: None

The next item on the agenda was to consider/discuss/act on status of Pay Arrangements. Staff member Roslyn Miller apologized for the information not being available and requested that the item be tabled until the next meeting. Commissioner Gayowski motioned to table the item until the next meeting. Commissioner King seconded the motion. A vote was taken with the following results.

Ayes: Jimmie King
Alonzo Tutson
Gretchen Gayowski
Donald Stockford

Nays: None

The next order of business was to consider/discuss/act on Vacancies-status of make ready and lease ups. Director Bentley advised the Board of the partnership with community groups to assist maintenance with rehab of vacant units. She advised of the success of the collaboration. In addition Ms. Bentley advised of the North Texas Housing Association training session for Public Housing maintenance make ready. Finally she advised of the efforts to secure another full time staff person and to reach an 85% occupancy goal by the end of March 2011.

The Chairman called for the next order of business which was to consider/discuss/act on the Annual Plan overview. Executive Director Beth Bentley advised the Board of the overall Annual Plan process. Ms. Bentley reviewed the steps for notifying the community, soliciting public input, review and approval by the Board and final submission to the Department of Housing and Urban Development. Ms. Bentley asked the Board to review the information being submitted over the next thirty days and to provide input. No further action was needed.

The next order of business was to consider/discuss/act on the Executive Director's report. Ms. Bentley advised that she along with the Board wanted to express thanks to the staff for their support during her absence. Ms. Bentley presented letters of appreciation to the staff present. Chairman Tutson then advised that on behalf of the Board they wanted to welcome Ms. Bentley back and presented her with a get well gift. Ms. Bentley and the staff thanked all for their recognition. Finally, Ms. Bentley advised the Board of the Lindsey Software conversion to take place during the month of March. Ms. Bentley expressed the enthusiasm of the staff and the potential for improving the overall management of the programs.

Chairman Tutson called for a motion to adjourn. Commissioner Donald Stockford made the motion. Commissioner Jimmie King seconded the motion. The meeting was adjourned.

Alonzo Tutson, Chairman

Secretary