

HOUSING AUTHORITY BOARD
Meeting Minutes
February 2, 2010

The Tucumcari Housing Authority Board met Thursday, February 2, 2010 for a rescheduled meeting at 5:00 p.m. in Tucumcari City Hall. Members present constituting a quorum included Antonio Apodaca, Jim Lafferty, Robert Lumpkin, Jimmy Sandoval, and Jim Witcher. The meeting was called to order at 5:00 p.m.

City and Housing Authority staff present were; Bobbye Rose, City Manager; Mike Cherry, Assistant City Manager; and Christine Dougherty, City Clerk.

Consideration of Additions/Deletions to the Agenda

Ms. Rose suggested deleting Item VIII (1) as it is no longer required.

Approval of Minutes

Mr. Witcher made a motion to approve the minutes of the December 17, 2010 Regular Meeting of the Housing Authority Advisory Board. Mr. Lumpkin seconded the motion. Roll Call:

Lafferty	Apodaca	Lumpkin	Witcher	Sandoval
Yes	Yes	Yes	Yes	Abstain

Mr. Witcher made a motion to approve the minutes of the January 14, 2010 Special Meeting of the Housing Authority Advisory Board. Mr. Lumpkin seconded the motion. Roll Call:

Apodaca	Lumpkin	Witcher	Sandoval	Lafferty
Yes	Yes	Yes	Abstain	Yes

Review of Financial Statements

Ms. Riddle was unable to attend the meeting due to a family emergency. Ms. Rose explained that the financial report was included in the packet and she felt unable to give the Commission any more information that what was provided and asked if there were any questions.

Mr. Witcher asked who was preparing the financial statements. Ms. Rose responded that Sherry from Happy Software prepared the financial statement and Charlotte from the Clovis Housing Authority reviewed the report.

Ms. Rose went on to say that the net income was \$35,901.25 and 42% of the budget had been expended. Ms. Rose went on to say that the audit had been received. Mr. Witcher directed the board members attention to page 67 at the bottom where three findings were listed. Mr. Witcher stated that these findings were modified and repeated and Ms. Rose agreed that there are still areas of deficiency. Mr. Witcher asked if Ms. Rose was satisfied with the responses to the findings. Ms. Rose replied in the positive stating that she was glad to see deadlines imposed and offered the HUD has accepted the audit. Mr. Witcher asked why the findings were repeated. Ms. Rose explained that work had been done to try to remove the findings but it was not enough.

Mr. Witcher asked if the findings were due to the fact that the City has no CPA on staff. Ms. Rose explained that the Housing Authority sends their financial information to Happy Software for their processing.

Ms. Rose explained that many of the findings were linked to an employee who is no longer with the City and this should resolve many of the deficiencies. Ms. Rose also pointed out that there are some errors in the audit including places where Chris Maestas is referred to and this should read Jimmy Sandoval and where the audit refers to John Sutherland, it should read Bobby Rose.

Mr. Lafferty stated that the audit had been reviewed before it went to the state and these errors should have been caught. Mr. Lafferty stated that a hard stance should be taken with the auditor because these errors are not acceptable. Mr. Lafferty went on to say that the governing body failed to provide oversight. Mr. Lafferty stated that the only consistent thing over the years regarding the Housing Authority has been the governing body. Mr. Witcher stated that he agreed with Mr. Lafferty's comments.

Ms. Rose explained that there were several mistakes in the audit and she spoke with the auditor regarding these errors. Ms. Rose also spoke to HUD representatives and they advised her that it is time to decide if the City wants to continue to run the Housing Authority or not because the Clovis office is not interested in taking it over. HUD representatives told Ms. Rose that Roosevelt County could take over the office and the Clovis staff could train the existing staff appropriately.

Ms. Rose explained that our program is in trouble with the HUD office and we are on the list of programs to cut. Mr. Apodaca asked how this happened. Mr. Lafferty commented that Mr. Apodaca has been on the Commission for fourteen years and the program has been in jeopardy that entire time. Mr. Sandoval has had a HUD house for the last four years. Mr. Lafferty said that both Mr. Apodaca and Mr. Sandoval are in violation as Mr. Apodaca has a sister living in housing and Mr. Sandoval owns a HUD rental home. Mr. Lafferty stated that Ms. Rose is telling the board that the program is in a mess and he wondered how the board missed the boat. Mr. Lafferty stated that it is neither of the board members faults; however ignorance is not an excuse.

Mr. Apodaca stated that he has several family members in housing. He also wondered why the problems did not come to the board.

Mr. Lafferty stated that now the board is responsible since the problems are being addressed. He went on to say that the recommendation is for the City Commission to no longer serve as the board. Mr. Lafferty stated that the problem was that the board did not hold the City Manager accountable for bringing the information to the board so it could be fixed.

Mr. Lumpkin stated that in every meeting, the numbers that were in the red were questioned. Mr. Lumpkin said that the board was always told that money was coming. Mr. Lumpkin stated that where the board failed was in not asking follow up questions. Mr. Lumpkin then inquired if the audit results were better. Ms. Rose responded that they audits have been poor for several years.

Mr. Lafferty stated that Ms. Rose discovered that there was a lack of documentation and many other problems. She could not find copies of any grant agreements. Ms. Rose stated that she visited the HUD office in Albuquerque and was told that the program was in violation. Mr. Lumpkin asked how this can be corrected. Ms. Rose responded that the staff needs to be appropriately trained. She went on to say that she felt Charlotte from the Clovis office could train the Executive Director and herself. Mr. Lumpkin reiterated that training, oversight and good follow up questions are the way to rectify the situation.

Mr. Lafferty stated that Ms. Rose's recommendation is to form a new board that is not connected to the City. Mr. Lumpkin said that he felt someone living in housing to serve on the board and this should be rectified right away. Mr. Witcher clarified that a housing resident on the board is recommended not mandatory.

Mr. Lafferty stated that if the current mechanism isn't working, why consider continuing as currently stands. HUD says that we need separation and the Executive Director needs to work for HUD. Ms. Rose stated that she feels the City should run the program with the governing body as it exists utilizing the Clovis staff for training. Mr. Witcher asked how this would work with Mr. Sandoval and Mr. Apodaca on the board. Ms. Rose responded that the two board members could apply for waivers. Ms. Rose stated that everyone has to be more involved and pay more attention to details.

Mr. Lafferty wondered if we hire an executive director and utilize the Clovis office for training, how anything will change because the last director hired was hired with the understanding that she came with experience. Mr. Lafferty stated that he did not see how this board could continue providing oversight.

Mr. Witcher suggested that the board continue as it currently stands and get training so that their role can be understood. Mr. Lumpkin suggested that work sessions during the day might be easier for the board to attend.

Mr. Apodaca stated that two positions on the City Commission are open for election and there will be at least one new person on the Housing Authority Board. Mr. Apodaca wanted to make sure that the new Commissioner be made aware that he or she will serve on the Housing Authority board and disclosure of any conflicts of interest must be disclosed. Mr. Witcher stated that those involved with housing should apply for waivers and abstain from voting until the waiver is approved. Mr. Apodaca stated that those running for office should be made aware ahead of time. Mr. Lafferty wondered why the City Commission had to serve as the Housing Authority Board. Mr. Lafferty suggested that the Housing Authority Board could be appointed just as all other City advisory boards are.

Mr. Lumpkin stated that he felt the transition should be slower to decrease the shock value. There used to be a regular board and then the City Commission was asked to take over. He felt that working together would help to successfully pass the baton.

Mr. Lafferty stated that he felt a time limit is needed and re-evaluation should take place after the amount of time has passed.

Ms. Rose stated that HUD recommended that another governing body take oversight duties and relieve the City Commission of that responsibility. Mr. Witcher asked if EPCOG had been asked to take over. Ms. Rose stated that EPCOG is no longer involved with any housing projects. Mr. Lafferty stated that regardless of the future of the program, he thought this board should remain in charge while the program gets back on tract. Mr. Lafferty stated that the goal is to either train those involved or find people who are trained. Mr. Lafferty asked that HUD be made aware of the Cities intentions.

Ms. Rose stated that she feels either the City needs to keep the program in its entirety or totally separate from the program. Mr. Lumpkin stated that he does not want to give up on the idea of a separate board. Ms. Rose stated that was only advice. Mr. Lafferty asked if Ms. Rose should pursue making the Housing Authority a department of the City. Mr. Lumpkin and Mr. Apodaca agreed that was the best scenario. Mr. Witcher suggested that a special meeting occur so that the idea can be discussed again.

Public Comments

There were no citizens present that wished to address the board.

Approval of Bills

Mr. Witcher made a motion to approve the bills for payment. Mr. Lumpkin seconded the motion. Roll Call:

Lumpkin	Witcher	Sandoval	Lafferty	Apodaca
Yes	Yes	Abstain	Yes	Yes

New Business

Mr. Witcher made a motion to allow Ms. Rose to utilize the Clovis Housing Authority for assistance until February 16, 2010. Mr. Lafferty seconded the motion. Roll Call:

Lumpkin	Witcher	Sandoval	Lafferty	Apodaca
Yes	Yes	Abstain	Yes	Yes

Ms. Rose asked the board to approve the release of funds and certification for CFP for fiscal year 2008. Mr. Lumpkin made a motion to approve the release of funds and certification for CFP for fiscal year 2008 and Mr. Witcher seconded the motion. Roll Call:

Witcher	Sandoval	Lafferty	Apodaca	Lumpkin
Yes	Abstain	Yes	Yes	Yes

Items From Board Members

Mr. Apodaca stated that he was concerned that if any of the candidates for commission are involved with HUD and their waivers are not granted, they will have to resign.

Mr. Lafferty stated that the solution was to ask the board to appoint someone to take your place if you can no longer serve on the board. Ms. Rose stated that she will check into how the waiver program works.

Mr. Witcher had no comments.

Mr. Lumpkin had no comments.

Mr. Sandoval had no comments.

Adjournment

A motion was made by Mr. Lafferty to adjourn the meeting and was seconded by Mr. Witcher. Time noted 5:58 p.m. Roll Call:

Sandoval	Lafferty	Apodaca	Lumpkin	Witcher
Abstain	Yes	Yes	Yes	Yes

Antonio Apodaca, Mayor

ATTEST:

Christine Dougherty, City Clerk