

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

BOARD MEETING MINUTES

April 12, 2022

Board Members Present at Meeting

Don Dudley (DD), President
Tessah Latson (TL), Vice President
Juliea Benzaquen (JB), Secretary
Heidi Pitts (HP), Treasurer
Sarah Hurteau (SH), Member
Russell Brito (RB), Member

Absent

GAHP Staff Present at Meeting

Felipe Rael (FR), Executive Director
Rita Gonzalez (RG), Controller
Kelle Senyé (KS), Director of Asset Management
Miriam Hicks (MH), Director of Housing Development
Laurie Frappier (LF), Director of Community Relations
David Poole (DP), Enrichment Services Manager
Ameerah Thomas (AT), Social Engagement Associate
Arlene Engel (AE), Office Assistant

Absent

MINUTES

CALL TO ORDER/CHANGES AND/OR ADDITIONS TO THE AGENDA

Having a quorum of the Directors, Don Dudley (DD), President of the Board, called the meeting to order April 12, 2022 at 12:00 p.m.

TAB 1 – Consent Agenda

ACTION: RB moved to approve the consent agenda, the motion was seconded by TL and unanimously approved.

TAB 2 – Quarter Ending March 31 Luminaria Senior Report

MH provided an update on the Luminaria Senior Community. MH explained how they are currently finishing resolving issues stemmed from slow down in delivery of product to the site. The ribbon cutting on March 30th provided 124 attendees the opportunity to tour the building and enjoy a lunch in the new community room.

ACTION: SH moved to approve the Quarter Ending March 31 Luminaria Senior Report, the motion was seconded by RB and unanimously approved.

TAB 3 – Quarter Ending March 31 Hiland Plaza Report

MH gave an update on PAH! Hiland Plaza. Construction contract with Jaynes Corporation signed on February 1, 2022. Scheduled to be completed in 14 months. Issued a Limited Notice to Proceed.

ACTION: JB moved to approve the Quarter Ending March 31 Hiland Plaza Report, the motion was seconded by SH and unanimously approved.

TAB 4 – Strategic Plan – 2022 Strategies

LF reviewed for the Board the changes to the current goals. Goal 4 will be the most challenging. FR elaborated on efforts to do different things and how to do things differently. One example is the establishment of a Capital Needs Assessment to determine a workplan to put capital back into the properties for proper maintenance.

ACTION: RB moved to approve the 2022 Strategies of the Strategic Plan, the motion was seconded by TL and unanimously approved.

TAB 5 – Fair Housing – Board Education

KS informed the Board that VAWA (Violence Against Women Act – also covers men, transgender, anyone subjected to violence) was reauthorized March 11, 2022, putting funding back into some of the programs that VAWA supports. New provisions expand coverage of non-Native perpetrators in Tribal Courts. VAWA housing policies prohibits retaliation, prohibits coercion, and protects the right to report a crime.

No action required.

TAB 6 – Formation of Board Committees

FR reviewed for the Board the two committees under discussion. RB nominated TL to be the chair of the Governance Committee and volunteered to serve as one of the members. SH volunteered to be the second member of the Governance Committee.

ACTION: DD moved to accept TL as the chair of the Governance Committee and RB and SH will be committee members, the motion was seconded by JB and unanimously approved.

HP volunteered to serve as the temporary chair of the Finance Committee. After discussion, it was decided to delay the formation of the Finance Committee

ACTION: DD moved to table the discussion/approval of the Finance Committee until the next Board Meeting on July 12, 2022, the motion was seconded by SH and unanimously approved.

TAB 7 – Update on Board Treasurer Recruitment

DD asked DP about the possible recruitment to the Board of a resident of one of the GAHP properties.

GAHP is actively recruiting for volunteers for the Board of Directors on two websites:

<https://www.volunteermatch.org/search/opp3496447.jsp>

and:

<https://www.groundworksnm.org/volunteer-connection/board-memberfinance-committee-chair>

No action required.

Motion to adjourn the meeting.

ACTION: DD moved to adjourn the meeting, the motion was seconded by TL and unanimously approved.

Having no other business, the GAHP Board of Directors Meeting adjourned at 1:34 p.m.

Certification

I certify these minutes of the April 12, 2022 GAHP Board Meeting are accurate as written and/or corrected.

Julia Benzaquen

Julia Benzaquen (Jul 16, 2022 06:13 MDT)

Julia Benzaquen, Secretary

Date: *July 16, 2022*