

**CITY OF ALAMOGORDO, NEW MEXICO
HOUSING AUTHORITY BOARD
SPECIAL MEETING MINUTES
6:45 P.M., COMMISSION CHAMBERS
TUESDAY, AUGUST 8, 2006**

**CHAIRMAN DON CARROLL
VICE CHAIRMAN RON GRIGGS
MEMBER INEZ MONCADA
MEMBER ED COLE
MEMBER MARION LEDFORD
MEMBER CHRIS LUJAN**

**MEMBER STEVE BROCKETT
MEMBER ANDY ANDREWS
CITY MANAGER PAT McCOURT
CITY ATTORNEY WILLIAM BROGAN
SECRETARY RENEE CANTIN**

CALL MEETING TO ORDER, ROLL CALL

Member Andy Andrews was absent. Members Moncada and Ledford were late but present.

1. Minutes of June 13, 2006 Special Meeting.

Recommendation: Approve the minutes.

Vice Chairman Ron Griggs made a motion to approve the minutes of the June 13, 2006 special meeting. Member Chris Lujan seconded the motion. Motion carried with a vote of 7-0-0.

2. Approval of PHA Resolution No. 2006-06 approving the Management Assessment Subsystem (MASS) report for FY ending June 30, 2006.

Recommendation: Approve the resolution.

Alicia Rios reported that the report is significantly improved from last year where there were over 12,000 days vacant, and she thanked the maintenance crew for their work. Mayor Carroll thanked them as well.

Member McCourt said that under §5 on page 4 of 5 under component 2 there is a minor typographical error. It should say 10/25/2005. That will be corrected on the final report.

Member Cole made a motion to approve Resolution No. 2006-06 approving the Management Assessment Sub-System report for FY ending June 30, 2006. Member Brockett seconded the motion. A roll call vote was taken, and all voted "aye." The motion carried with a vote of 7-0-0.

3. Approval of the disposition of expendable equipment and fixed assets.

Recommendation: Approve the disposition of equipment and fixed assets.

Mr. McCourt explained that there are two separate sections. The second paragraph indicates that there were 154 items, which were mainly old stove and refrigerators. They were never booked as assets on the balance sheet, but they have been disposed of in the proper manner and the proper disposal mechanisms were filed. There was a list supplied of items that were booked on the balance sheet but have used up their useful life. With regard to a couple of the computers, the programs changed so it cost more to reprogram them than to get a new one. They were moved off. Alicia Rios commented that there were two laptop computers that were significantly aged and not able to handle the programs. They have one left to be able to continue doing business.

Mayor Carroll suggested that the number on the report for the fixed asset cost, \$15,736, does not agree with the documentation that shows \$15,998.77.

Carl Canizares explained that at the time the letter was prepared in May they were preliminary numbers. The books had not been closed for the year yet. That was actually not done until July. The final number is the correct number, \$15,998.77. The net book value is zero as the items were fully depreciated.

Vice Chairman Ron Griggs made a motion to approve the disposition of expendable equipment and fixed assets. Member Moncada seconded the motion. A vote was taken, and the motion carried with a vote of 7-0-0.

4. Alta Vista update on Phase 1, Phase 2, and security lighting.

Ray Robinson reported that the security lighting is being very well received by the tenants and is about 80% to 85% complete. The estimated completion will be this weekend. As far as Phase 2, HSC is right on schedule. They are turning four units a month, and as a matter of fact they are a little bit ahead of schedule. Everything is going well. With regard to Phase 1, they have yet to receive any units from Diamond Oaks. He has until the 14th of this month to make any kind of progress, and at that point he will be in default, which will put him into liquidated damages. He has been notified of such by certified, return requested mail. They are just waiting to hear from him at this point. If in fact Diamond Oaks does default, Mr. Robinson will walk the units again, pick up where he left off and kick out another request for proposals.

Commissioner Cole said that he drove by the other evening, and he appreciates the new lighting. Mayor Carroll commented that as far as Diamond Oak he thought that they did in fact post a bond, and so there would be recourse for the Housing Authority if they were unable to perform. Mr. Robinson said they did not post bond so the liquidated damages may or may not have any impact. He said that hopefully it would work itself out, but that the Housing Authority needs to make sure that no one gets the contract without proof of a bond.

Alicia Rios introduced the new housing accountant, Evelyn Huff.

Mayor Carroll welcomed her to the Housing Authority, and mentioned that Carl Canizares had done a great job and moved to the Finance Department. He would most likely assist her with anything that she would need.

Member Brockett made a motion to go into executive session at 7:00 p.m. to discuss threatened and pending litigation. Member Cole seconded the motion. A roll call vote was taken, and all voted "aye." The motion carried by a vote of 7-0-0.

EXECUTIVE SESSION: Adjourned into Executive Session to discuss threatened and pending litigation.

/s/Donald E. Carroll

(SEAL)

Chairman Donald E. Carroll

ATTEST:

/s/Renee Cantin

Secretary Reneé Cantin

(Prepared by Ubiquis Reporting)

Approved at Special Housing Meeting on September 26, 2006