

**Housing Authority of the City of Denton  
Minutes for the September Meeting of the Board of Commissioners**

The September meeting of the Denton Housing Authority (DHA) Board of Commissioners was held Tuesday, September 21, 2021 at 12:00 pm. at the DHA Central Office, 1225 Wilson St. Denton, Texas.

**I. CALL TO ORDER**

Beverly Bryant, Chairman of the Board of Commissioners for DHA, called the meeting to order at 12:01 pm.

Commissioners Present: Beverly Bryant, Chair  
Dianne Baker, Vice Chair  
Kataunta Jones, Commissioner  
Birdia Johnson, Commissioner  
Sherri McDade, Secretary/ CEO

Others Present: Kristin English, Deputy CEO  
Darlene Hattox, Director of Finance (Outgoing)  
Kristy Fritz, Director of Finance (Incoming)  
Martha Valles, Executive Assistant to CEO/Public Affairs  
Mattye Jones, Coats Rose  
Ramon Guajardo, Ramel Co., LLC

I. Open Forum

II. Executive Session

*Chair Bryant suspended the regular meeting at 12:01 pm to go into closed session pursuant to §551.071 of the Texas Government Code to seek the advice of its attorneys about a pending or contemplated litigation or about a settlement offer; or to consult with its attorney on a matter in which the duty of its attorney under the Texas Disciplinary Rules or Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act and/or pursuant to §551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the Authority in negotiations with a third person and/or pursuant to §551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or charge against any officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.*

- a. Report from Consultant regarding Vintage Ranch Apartments and other developments
- b. Consult with Attorney regarding development

*Chairman Bryant reopened regular session at 1:23 pm.*

III. Action, if any, resulting from Closed Session Deliberation

IV. Discussion and Action Items

- a. Approval of Resolution 13-21- Approval of Budget and Authorization to Administration for FY 2021-2022  
Ms. McDade provided an overview of the budget. Motion was made by Vice Chair Baker to approve Resolution 13-21. Motion was seconded by Commissioner Jones and approved by unanimous vote.
- b. Approval of Resolution 12-21- Write-Off Bad Debt at Heritage Oaks  
Motion was made by Commissioner Johnson to approve Resolution 12-21. Motion was seconded by Vice Chair Baker and approved by unanimous vote.
- c. Approval of Resolution 15-21- Approve Amended Ethics Policy and Disclosure of Interests Form  
Motion was made by Commissioner Jones to approve Resolution 15-21. Motion was seconded by Chair Bryant and approved by unanimous vote.
- d. Approval of Resolution 10-21- Approve the Audit Report for FYE Sept 30, 2019  
Motion was made by Commissioner Johnson to approve Resolution 10-21. Motion was seconded by Chair Bryant and approved by unanimous vote.
- e. Approval of Resolution 11-21- Approve the Audit Report for FYE Sept 30, 2020  
Motion was made by Commissioner Jones to approved Resolution 11-21. Motion was seconded by Vice Chair Banker and approved by unanimous vote.
- f. Approval of Minutes: Special Called June 7, 2021 and Regular August 24, 2021  
Motion was made by Commissioner Jones to approve the minutes for Special Called June 7, 2021 and Regular Meeting for August 24, 2021. Motion was seconded by Chair Bryant and approved by unanimous vote.
- g. Financial Statements for July 2021  
No questions or discussion regarding July 2021 financials.
- h. Administrative Report for August 2021- Update on Enclave- Eighteen51 Brinker  
Mr. Guajardo, Sr. gave an update on the construction of Enclave. He stated that construction is pretty much complete with the exception of the playground, which is due for completion in October. He stated that the property is 97% occupied.
- i. Approval of Resolution 14-21- Approval to Amend Resolution 04-21 Revised Administrative Plan to include Chapter 19 Special Purpose Vouchers  
Motion was made by Commissioner Jones to approve Resolution 14-21. Motion was seconded by Vice Chair Baker and approved by unanimous vote.
- j. Resolution 16-21- Approval of MOU for Emergency Housing Vouchers  
Motion was made by Commissioner Jones to approve Resolution 16-21. Motion was seconded by Chair Bryant and approved by unanimous vote.
- k. Resolution 17-21- Approval of Revised Utility Allowance Schedules  
Motion was made by Vice Chair Baker to approve Resolution 17-21. Motion was seconded by Chair Bryant and approved by unanimous vote.

V. Adjournment  
Meeting adjourned at 2:05 pm.