

**CITY OF TUCUMCARI**  
**Housing Authority Advisory Board Meeting**  
**MINUTES**  
**October 27, 2011**

The Tukumcari Housing Authority Advisory Board met in a Regular Meeting on Thursday, October 27, 2011, at 5:00 p.m. in the City Commission Chambers. Members present constituting a quorum were Amiel Curnutt, Timothy Durkin, Robert Lumpkin, Jimmy Sandoval, and Jim Witcher.

City staff members present were Doug Powers, Interim City Manager; Mike Cherry, Assistant City Manager/Fire Chief; Viki Riddle, Housing Authority Director; and Christine Dougherty, City Clerk.

**Roll Call**

Mr. Witcher asked for Roll Call:

Sandoval	Curnutt	Witcher	Apodaca	Lumpkin	Durkin
Yes	Yes	Yes	No	Yes	Yes

**Consideration of Changes or Deletions to Agenda**

Mr. Curnutt made a motion to approve the agenda as written and Mr. Lumpkin seconded the motion. Roll Call:

Curnutt	Witcher	Lumpkin	Durkin	Sandoval
Yes	Yes	Yes	Yes	Yes

**Approval of Minutes**

Mr. Lumpkin made a motion to approve the minutes of the Regular Housing Authority Advisory Board meeting held on August 25, 2011 and Mr. Durkin seconded the motion. Roll Call:

Witcher	Lumpkin	Durkin	Sandoval	Curnutt
Yes	Yes	Yes	Yes	Yes

Mr. Lumpkin made a motion to approve the minutes of the Special Housing Authority Meeting of August 29, 2011 and Mr. Durkin seconded the motion. Roll Call:

Lumpkin	Durkin	Sandoval	Curnutt	Witcher
Yes	Yes	Yes	Yes	Yes

**Public Comments**

Mr. Witcher asked if there was anyone wishing to address the Advisory Board. Being none, the meeting continued.

At this time Mr. Apodaca entered the meeting.

**Financials**

Ms. Riddle began by explaining that in the packets were the July and August financials for the Housing Authority. She asked what information the board would like to receive each month. Mr. Witcher and Mr. Lumpkin said they would like to see the budget comparisons. Ms. Riddle stated that at the end of page two they could find the bottom line.

Ms. Riddle went on to explain that year-to-date, 17.8% of the budget has been expended. The rent revenue has increased which is good because the subsidy has decreased.

Mr. Lumpkin made a motion to approve the Chaparral Financials for August and September and Mr. Durkin seconded the motion. Roll Call:

Lumpkin	Durkin	Sandoval	Curnutt	Witcher	Apodaca
Yes	Yes	Yes	Yes	Yes	Abstain

Mr. Lumpkin made a motion to approve the Public Housing Financials for July and August and Mr. Curnutt seconded the motion. Roll Call:

Apodaca	Lumpkin	Durkin	Sandoval	Curnutt	Witcher
Yes	Yes	Yes	Yes	Yes	Yes

**Approval of Bills**

Ms. Riddle presented the bills for payment. She explained that the September payables were \$40,129.93 and so far in October they are \$17,245.98.

Mr. Curnutt asked what the payment to Happy Software was for. Ms. Riddle explained that it is the third installment of the upgrade to the housing software.

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

Apodaca	Lumpkin	Durkin	Sandoval	Curnutt	Witcher
Yes	Yes	Yes	Yes	Yes	Yes

**Executive Director’s Report**

Ms. Riddle reviewed the statistics for the program. She stated that in public housing, there are 90 units total with one vacancy. Ms. Riddle said \$10,258 was collected in rent and that \$1318 in rent was delinquent. There are eleven parties on the waiting list for public housing.

In the Section Eight program, Ms. Riddle reported that there are 140 total vouchers with 95 administered. HAP payments in September totaled \$32,815. In October, HAP payments totaled \$30,528. Eight vouchers were issued and one has been housed. There are four parties on the waiting list. Ms. Riddle added that she will issue four more vouchers tomorrow and anticipates half of those parties finding homes.

Ms. Riddle stated that the REAC inspection will occur November 15 and 16. This is the process in which HUD physically checks the property. The inspector will be a different contractor this time and Ms. Riddle anticipates that it may be a tougher inspection.

Ms. Riddle also reported that she is running a weekly ad to try to increase traffic for applications.

Mr. Durkin asked if the 140 vouchers could all be allocated. Ms. Riddle explained that is the maximum allowed for our program but they could not all be funded with the current resources. Ms. Riddle stated that she tries to get as many people housed as she can to show the government that there is a need for public housing in our area.

**Items From Board Members**

Mr. Lumpkin thanked Ms. Riddle for her work and said he was glad that her husband is doing well.

Mr. Witcher stated that family always comes first.

Mr. Durkin thanked Ms. Riddle for her work.

Mr. Curnutt stated that he would like to disclose that his granddaughter moved to Tucumcari and applied for Section Eight and was approved.

Mr. Apodaca and Mr. Sandoval had no comments.

**Adjournment**

Mr. Curnutt made a motion to adjourn at 5:18 p.m. and Mr. Lumpkin seconded the motion. Roll Call:

Sandoval	Curnutt	Witcher	Apodaca	Lumpkin	Durkin
Yes	Yes	Yes	Yes	Yes	Yes

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James L. Witcher, Sr., Mayor

ATTEST:

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Christine Dougherty, City Clerk