

**CERTIFICATE OF POSTING OF NOTICE
STATE OF TEXAS COUNTY OF SAN PATRICIO**

I, the Undersigned, Joyce Shumaker, Secretary of the Housing Authority of the City of Mathis, Texas do hereby certify that a Legal Notice was posted in words and figures, to wit:

PUBLIC NOTICE OF REGULAR MEETING

Notice is hereby given that a Board of Commissioners meeting of the Housing Authority of the City of Mathis will be held in the Conference Room located at 300 W. Fulton Street, Mathis, Texas on April 28, 2026, for a Regular Session to begin at 6:00 PM for the purpose of considering the following agenda items. All agenda items are subject to action.

Individuals are invited to address the commissioners regarding their concerns. To do so, a request to be heard form must be filled out by the individual and presented to the Chairperson prior to the opening of the meeting. Individuals are permitted three minutes to present their concerns. The commissioners may not enter the discussion or answer questions and no action on such concerns will be permitted except to place the item on the agenda of a future meeting.

**Public Meeting – Action Items 6:00 PM
Pledge of Allegiance**

- 1. Determine a Quorum and call meeting to order**
- 2. Welcome visitors and hear any public comment (limited to (3) minutes per person who completes the Citizen input request form and turns it in to the Executive Director 15 minutes before the meeting.**
- 3. Action and Approval of Minutes for March 23, 2026.**
- 4. Action and Approval of Financials for the month of March 2026
NONE – Due to End of Year Reports from Fee Accountant. Will present at May meeting.**
- 5. The Mathis Housing Authority reserves the right to adjourn into executive session at any time during this meeting to discuss any item on the agenda as authorized by the Texas Government Code Section 551.071 (consult with attorney) which includes the list that is hereafter set forth in the “Executive Session” paragraph, 551.072 Personnel matters 551.074 After discussion in executive session, any action or vote will be taken in public a closed executive session may be conducted under the authorization of Texas Government Code Annotated Chapter 551. Such closed meeting may be held only for the purpose of a discussion. Any action, because of a discussion, must be taken in open session. The following executive session is authorized as follows.**
 - a. Discuss Personnel**
- 6. Old Business**

7. New Business

- a. Organization Chart – Action and Approval**
- b. HUD SEMAP & Delinquency Reports**

8. Action and Approval of Resolution(s)

- a. RESOLUTION 04282026-8a PERSONNEL POLICY**

9. Executive Director's Report

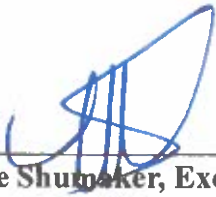
- a. Rockport update**
- b. Repositioning**
- c. Dumping issues and Solutions**
- d. Waitlists –**
 - Section 8 - 28**
 - Public Housing - 33**
 - Texas Street - 17**
- e. Vacancies**
 - Fulton – 4**
 - Encino – 1**
 - Rockport – 0**
 - Texas Street - 1**
- f. Remodel updates**
 - In Progress – 3**
 - Completed – 3**
- g. HUD SEMAP and Delinquency Reports**

10. Commissioner's Comments

11. Adjourn

CERTIFICATE OF POSTING

I, Joyce Shumaker, Executive Director and Secretary of the Board of Commissioners of the Board of Commissioners of the Housing Authority of the City of Mathis, Texas, do hereby certify that I caused this agenda to be posted in a place that was accessible to the public at all times for at least seventy-two (72) hours prior to the meeting, as is required by law. Posted at the business of the Housing Authority of the City of Mathis, Texas 300 W. Fulton Street, Mathis, Texas, 78368, witness my hand and seal of the Authority at 3:00 P.M. on Wednesday, April 22, 2026.



Joyce Shumaker, Executive Director
Secretary to the Board of Commissioners

Seal

PUBLIC NOTICE

In compliance with the American with Disabilities Act, The Mathis Housing Authority will provide reasonable accommodations for persons attending the Mathis Housing Authority meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Joyce Shumaker, Executive Director, Mathis Housing Authority (361) 547-3315 Telecommunication device for the deaf is 711 or 1-800-RelayTx.



**MATHIS HOUSING AUTHORITY
300 West Fulton
Mathis, Texas 78368**

**Minutes Regular Board Meeting
6:00 P.M. March 23, 2026**

In accordance with chapter 551 of the Texas Government Code, Vernon civil statutes of TEXAS notice are hereby given that the Board of Commissioners of the Housing Authority of the City of Mathis, Texas meets for a Regular Board meeting at 6:00 pm on Monday, March 23, 2026.

Public Meeting –6:00 P.M.

Public Meeting – Action Items 6:00 PM

1. Determine a Quorum and call meeting to order.

Present:

Chairperson Abelardo Pacheco

Vice Chairperson Esmeralda Olivarez

Commissioner Ernesto Martinez

Commissioner Ernestina Martinez

Absent: none

Staff present:

Executive Director Joey Shumaker

Deputy Director Rudy Hernandez

Administrative Assistant/Section 8 Marissa Rosales

Administrative Clerk/Public Housing – Celeste Huerta

A quorum was determined by Chairperson Abelardo Pacheco.

Pledge of Allegiance was performed by all in attendance.

2. Welcome visitors and hear any public comment limited to (3) minutes per person who completes the Citizen input request form and turns it in to the Executive Director 15 minutes before the meeting.

None

3. Action and Approval of February 24, 2026, Minutes

Motion made by Commissioner Olivarez to approve the minutes seconded by Commissioner Ernesto Martinez. Motion carried.

4. Action and Approval of Financials for the month of February 2026.

Director Shumaker presented the financial statements.

Motion made by Commissioner Ernesto Martinez to accept the February financials as presented seconded by Commissioner Olivarez. Motion carried.

5. **The Mathis Housing Authority reserves the right to adjourn into executive session at any time during this meeting to discuss any item on the agenda as authorized by the Texas Government Code Section 551.071 (consult with attorney) which includes the list that is hereafter set forth in the "Executive Session" paragraph, 551.072 Personnel matters 551.074 After discussion in executive session, any action or vote will be taken in public a closed executive session may be conducted under the authorization of Texas Government Code Annotated Chapter 551. Such closed meeting may be held only for the purpose of a discussion. Any action, because of a discussion, must be taken in open session. The following executive session is authorized as follows.**

N/A

6. Old Business

a. Action and Approval (RESO 02242026-9 Personnel Policy)

-Tabled for future workshop

b. Action and Approval (RESO 02242016-10 Budget)

Commissioner Olivarez motioned to approve the budget as presented. Commissioner Ernesto Martinez seconded the motion. Motion carried.

7. New Business

None

8. Executive Director's Report

a. Tree Trimming

Director Shumaker reported that tree trimming/removal has been completed on all the properties.

b. Bath Fitters - Rockport

Director Shumaker reported that the bathroom remodels have begun at Rockport and are going well

c. Las Vegas Conference

Commissioner Ernesto Martinez report

Rudy Hernandez report

Marissa Rosales report

All gave a report on the education they received at the training in Las Vegas. While giving her report, Marissa was asked to stop giving her report by Commissioner Olivarez because Commissioner Olivarez felt that discussing personal time was not pertinent to the report.

d. San Antonio Training Report

Director Shumaker gave the commissioners report on the training throughout the meeting.

9. Commissioner's Comments

Chairman Pacheco asked that the following be included in the board packet:

-Number on waitlists

-Vacancies

-Remodel updates

-Section 8 Voucher updates

10. Adjourn

A motion was made by Commissioner Ernesto Martinez to adjourn and seconded by Commissioner Olivarez. Motion passed. Meeting adjourned at 7:10pm.

CERTIFICATION

I, Joyce Shumaker, Executive Director and Secretary to the Board of Commissioners of the Housing Authority of the City of Mathis, Texas do hereby certify that the foregoing minutes of the Regular Meeting of the Board of Commissioners held on March 23, 2026, are true and correct.



Joyce Shumaker
Executive Director and Secretary to the Board of Commissioner

Seal



Abelardo Pacheco
Chairperson

Motion made: Erasto Martinez

Second: Esméralda Olivarez

Minutes passed by a vote of: 4 To: 0





HOUSING AUTHORITY OF THE CITY OF MATHIS

