

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

**Minutes Regular Board Meeting
6:00 P.M. January 27, 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 Tuesday, January 27, 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 Irene Deleon

Commissioner Ernestina Martinez

Absent: none

Staff present:

Executive Director Joey Shumaker

Deputy Director Rudy Hernandez

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 December 23, 2025, Minutes

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

4. Action and Approval of Financials for the month of December 2025.

Director Shumaker presented the financial statements.

Motion made by Commissioner Esmeralda Olivarez to accept the December financials as presented seconded by Commissioner Ernestina Martinez. 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. Director Shumaker updated the board on the unit remodels. Currently, Unit 31 at Fulton has been awarded.
- b. Chairperson Pacheco asked that the Holiday Resolution be placed on the February agenda and follow the Federal schedule.

7. New Business

- a. Action and Approval of Treasury Signature for Prosperity Bank for Direct Deposit.**

Commissioner Irene Deleon made a motion to appoint Director Joyce Shumaker as the Treasury signer for Prosperity Bank for Direct Deposit seconded by Commissioner Ernesto Martinez. Motion carried.

- b. Resolution 1272026-7 – Small Area F.M.R. (Fair Market Rents)**

Commissioner Esmeralda Olivarez made a motion to accept the F.M.R. seconded by Commissioner Irene Deleon. Motion carried.

- c. Civil Form – Annual Certification**

CORRECTION. Director Shumaker reported that only the Chairperson needs to sign.

8. Executive Director’s Report

- a. Encino Bids**

Director Shumaker reported that one bid to remodel the Encino building has been received. The bid totals \$25,000 and includes labor and materials.

- b. Fence Removal – Encino**

Director Shumaker asked the board for feedback on removing the front fences at the Encino property. She explained that this would not only be an aesthetic improvement but will make it easier to mow the property and to complete necessary pipe repairs.

The board suggested removing the fences and implementing a policy that tenants are responsible for mowing their areas of lawn. If tenant fails to mow, the authority will mow and bill the tenant.

- c. Screen Door Removal**

Director Shumaker reported that bids are being received for removal of the screen doors at all properties. Chairperson Pacheco suggested removing the screen doors as they break or when the tenant moves.

- d. Clothesline Removal – Fulton**

Director Shumaker suggested removal of the clotheslines poles at the Fulton property due to liability issues and stated that bids are being received.

9. Commissioner’s Comments

None

10. Adjourn

A motion was made by Commissioner Irene Deleon to adjourn and seconded by Commissioner Ernesto Martinez. Motion passed. Meeting adjourned at 6:59pm.

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 January 27, 2026, are true and correct.

Joyce Shumaker
Executive Director and Secretary to the Board of Commissioner

Seal

Abelardo Pacheco
Chairperson

Motion made: _____

Second: _____

Minutes passed by a vote of: _____ **To:** _____
