

MATHIS HOUSING AUTHORITY
300 West Fulton
Mathis, Texas 78368

Minutes Regular Board Meeting
6:00 P.M. April 28, 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, April 28, 2026.

Public Meeting –6:18 P.M.

Public Meeting – Action Items 6:18 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

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 March 23, 2026, Minutes

Director Shumaker noted a correction. The date of the minutes should read 3/23/2026.

Commissioner Ernesto Martinez made a motion to accept the minutes as presented. Commissioner Olivarez seconded the motion. 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 March 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.**

Commissioner Ernesto Martinez made a motion to close the open session and go into a closed session. Commissioner Ernestina Martinez seconded the motion. Motion carried.
Commissioner Esmeralda Olivarez made a motion to close the closed session and reopen the open session. Commissioner Ernest Martinez seconded the motion. Motion carried.
Minutes sealed and placed in safe.

6. Old Business
None

7. New Business

a. Organization Chart

Director Shumaker presented the board with a new Organizational Chart, eliminating names and adding the Mayor and positions.

Commissioner Ernesto Martinez made a motion to accept the minutes as presented. Commissioner Olivarez seconded the motion. Motion carried.

b. HUD SEMAP and Delinquency Reports

Director Shumaker presented the SEMAP and Delinquency reports and noted that both are high scores and continuously monitored by HUD.

8. Action and Approval of Resolution(s)

a. RESOLUTION 04282026-8a PERSONNEL POLICY

Tabled. The board requested a workshop in an upcoming meeting.

9. Executive Directors Report

a. Rockport update.

Window and bathroom projects are complete.

b. Repositioning.

Director Shumaker gave a report on the meeting she had with David Beaudreau and Brenner Stiles from HUD regarding repositioning. She invited the board to an information Zoom on 5/14/24.

c. Dumping issues and Solutions.

Cameras have been installed at both Fulton and Rockport to monitor illegal dumping. Encino cameras will be installed when camera housing and fencing is completed.

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

10. Adjourn

A motion was made by Commissioner Ernesto Martinez to adjourn and seconded by Commissioner Olivarez. Motion passed. Meeting adjourned at 6:41 pm.

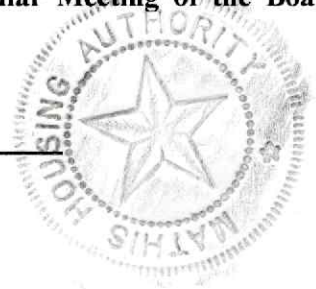
CERTIFICATION


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 April 28, 2026, are true and correct.



Joyce Shumaker
Executive Director and Secretary to the Board of Commissioner

Seal





~~X~~ Abelardo Pacheco
Chairperson

Motion made: Ernesto Martinez

Second: Esmeralda Olivarez

Minutes passed by a vote of: 3 To: 0 - Rita Aguirre abstained