

**STRATEGIC HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
SPECIAL MEETING**

**502 E. Highland Mall Blvd., Suite 106-B  
Austin, Texas 78752  
April 8, 2021  
9:00 a.m.**

**MINUTES**

The Strategic Housing Finance Corporation of Travis County, Texas, held a Special Board of Directors Meeting via Zoom on the above date.

<https://us02web.zoom.us/j/2496318264?pwd=TmVYWEVRM3JRK1pPMHdhNmVDWtNvQT09>

**Dial by your location**

**1-346-248-7799 US (Houston)**

**Meeting ID: 249 631 8264**

**Password: 547394**

**I. CALL TO ORDER / ROLL CALL / CONFIRMATION OF QUORUM**

A quorum was established, and President Wilmer Roberts called the meeting to order at 9:02 a.m.

Roll Call of Directors: President Wilmer Roberts, Vice President Ann Denton, Director John Hernandez, Director Robbye Meyer. Absent: Director Eddie Karam. Guests: Regional Vice President Dally Ward with Capstone Property Management. Staff in Attendance: CEO/Executive Vice President Patrick Howard; Director of Real Estate Development Robert Onion; Sr. Administrative Assistant Debbie Honeycutt; Asset Manager Keith Hoffpauir. Executive Vice President Patrick Howard certified the quorum.

**II. PUBLIC FORUM / CITIZEN COMMUNICATION**

All speakers spoke in regard to Item III.A. Rosemont at Oak Valley February 2021 storm related damage.

Speakers:

Dhvani Shukla with *Austin Tenants Council*; Solveij Praxis with *Solveij Praxis Housing Advocate*; Kaleb Todd with *Community Housing Advocate*

Current tenants Maria Magdalena; Kecia Prince; Lisa Rheams; Former tenant Arthur Jimenez

Tenants of Rosemont at Oak Valley and persons from Austin Tenants Council spoke to the Board Members and Staff regarding the damage at Rosemont at Oak Valley caused by the storm that occurred in February 2021.

- Issues that were brought up were water damage to units which were inhabitable and units with issues even before the storm.
- Tenants requesting prorated rent
- Excessive amounts of trash in and around the dumpsters
- Attached is the email from Neighbors at Rosemont with all the issues that were discussed at the Board meeting today.

### III. REGULAR AGENDA

#### A. Discussion / follow up to Rosemont at Oaks Valley

Executive Vice President Patrick Howard read into the record a letter that was sent from Austin City Councilwoman Vanessa Fuentes. **The letter is attached.**

Mr. Howard read into the record a response email from Neighbors at Rosemont. **The email is attached.**

Vice President Ann Denton presented a Rosemont at Oak Valley "Action Plan" report from the Real Estate Committee which consist of Director Eddie Karam and herself. Vice President Denton read the Rosemont at Oak Valley "Action Plan" into record. **The report is attached.**

Director of Real Estate Development Robert Onion said the Action Plan had been delivered to Capstone Property Management.

He said he and Keith Hoffpaur viewed the property yesterday and the understanding is that the sheetrock has been replaced in all the units that suffered water damage.

Mr. Onion said an agent from the Insurance Company will be visiting the property today to access the damage.

President Wilmer Roberts asked about all the excessive amounts of trash around the property. Dally Ward with Capstone said they hired a group to pick up the large items which will be complete by tomorrow and is working with Waste Management to place additional dumpsters around the property.

Vice President Denton said she met with Rosemont staff the end of last month but didn't have a clear understanding of who is the onsite manager, how many hours are they there and what is the process for staff being responsive. Mr. Ward made an offer to a property manager and said Capstone did not retain the previous manager. The newly hired manager had to give a two-week notice and will be starting April 26. Mr. Ward said managers and associates from some of Capstones other properties have been helping the team at Rosemont.

President Wilmer Roberts asked if Rosemont had one specific go to person on site. Mr. Ward said once the newly hired property manager starts April 26 then there will be one specific go to person on site.

### VI. NEW / UNFINISHED BUSINESS

#### A. Discussion and consideration regarding Board of Directors issues and concerns

There were none at that time.

### V. EXECUTIVE SESSION

- The Board of Directors may consider any item posted on the Agenda in Executive Session if there are issues that require consideration, and the Board of Directors announce that the item will be considered during such time in accordance with one or more of the following:
  - Texas Government Code Annotated 551.071, Consulting with Attorney
  - Texas Government Code Annotated 551.072, Real Property
  - Texas Government Code Annotated 551.074, Personnel Matters
  - Texas Government Code Annotated 551.076, Security
  - Texas Government Code Annotated 551.087, Economic Development Negotiations

There were none at that time.

## VI. ADJOURNMENT

Director John Hernandez made a **motion** to adjourn the Board meeting. Director Robbye Meyer seconded the motion, which **passed** unanimously.

The Board meeting adjourned at 10:20 a.m.

Respectfully submitted,

  
Patrick Howard, Executive Vice President

### MISSION STATEMENT

*Preserving and developing affordable housing and vibrant communities  
to enhance the quality of life for all.*

- A copy of these minutes can be found on the web site ([www.hatctx.com](http://www.hatctx.com))
- An audio recording is available upon request, 512-854-8245