



**HOUSING AUTHORITY OF MARICOPA COUNTY  
FORMAL MEETING MINUTES  
BOARD OF COMMISSIONERS**

**Wednesday, August 27, 2025, at 9:30am**

<b>Board Members</b>
Cindy Stotler, Chairperson - District 3
Jose Martinez, Vice Chair District 5
Kathy DiNolfi, District 1
<b>Vacant</b> - District 2
Mickey Lund, District 4
Thelma Charleston, Resident Member
<b>Clerk of the Board</b>
Gerald Minott
<b>Meeting Location</b>
Telephonically via GoToMeeting

The Board of Commissioners of the Housing Authority of Maricopa County (HAMC) convened in formal session at 10:30 a.m. on Wednesday, August 27, 2025, with the following Board members present:

Cindy Stotler	Thelma Charleston	Kathy DiNolfi	Jose Martinez
Mickey Lund			

Staff present:

Gerald Minott	Chanchal Singh	Wanda Rudison	Suriani Huandra
Jesse Romero	Nikki Judd	Susanne Harris	Kelly Triolo
Jeannette Gonzalez			

Public present:  
Teresa Garcia

**APPROVAL OF MINUTES FROM JULY 2025 BOARD OF COMMISSIONERS’ MEETING**

Approval of the minutes from July 23, 2025, Board of Commissioner’s Meeting.

Jose Martinez motioned to approve; Thelma Charleston seconded the motion.
Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

**EXECUTIVE DIRECTOR UPDATE**

A verbal update was given on the topics below:

- A. Housing and Community Development Topics – AZ Housing Forum



**BOARD ACTION**

**Resolution 25-012 HAMC Personnel Policy HHR-02 Workplace Conduct Amendment**

Adopt Resolution 25-012, authorize and approve the amended HAMC Personnel Policy HHR-2 Workplace Conduct Policy effective August 27, 2025. The amended HHR-02 Workplace Conduct Policy, including Section 17.0 entitled “No Recording” which prohibit recording conversations, meetings, or workplace activities using any device (including but not limited to cell phones, digital recorders, or cameras) without the express consent of all parties involved.

Kathy DiNolfi motioned to approve; Mickey Lund seconded the motion.
Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

**Resolution 25-013 Amending GEM Housing Solutions Entity Documents**

Adopt Resolution 25-013, authorize and approve amending the Corporation Entity Documents (Bylaws) of GEM Housing Solutions. The proposed “Second Amendment” to the corporation bylaws reflect consistent operations and do not impact the purpose for which it was created. Further resolve Board of Commissioners authorization to the HAMC Executive Director to execute all documents as may be required in connection with amending the Corporation Entity Documents and any related documents as may be required.

Thelma Charleston motioned to approve; Kathy DiNolfi seconded the motion.
Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

**PROGRAM UPDATES**

A verbal update was given by each department manager regarding the following administrative updates:

- A. Development
- B. Asset Management
- C. Rental Assistance Program
- D. Resident Services
- E. Finance

**HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM**

None noted.

**CHAIRPERSON REQUESTED ITEMS**

None noted.

**CALL TO THE PUBLIC**

None noted.

**CALL TO ADJOURN**

There being no further business, the meeting was adjourned.