



4113 Main Street, Suite 105  
Rowlett, TX 75088  
rowlethfc.org

**Board of Directors Meeting**  
**Thursday, September 26, 2024, at 4:00 p.m.**  
**5702 Rowlett Rd., Rowlett, TX 75089**

**AGENDA**

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the RHFC legal counsel on any agenda item herein. The Board of Directors reserves the right to reconvene, recess or realign the Regular meeting agenda or called Executive Session or order of business at any time prior to adjournment.

1. Call to order.
2. Public input - The Board of Directors may receive public input on any of the agenda items listed below.
3. Approval of Minutes: Consider and take action to approve the minutes of the September 16, 2024, Rowlett Housing Finance Corporation Board meeting.
4. Legal update
5. Update/discussion on Lakeview Pointe Seniors
6. 190/Main update
  - a. Payments and schedule
7. Insurance Update
8. Update on the down payment assistance programs  
Cindy Dunnican
9. Vision/Mission Statement of the RHFC
10. Items of Community Interest, Topics for future agenda: Members of the Board may request topics to be placed on the agenda for a subsequent meeting. Any deliberation or decision shall be limited to a proposal to place the topic on the agenda for a subsequent meeting.



Rowlett

Housing Finance Corporation

**Special Called  
Board of Directors Meeting Minutes  
Monday, September 16, 2024, at 4:00PM  
Rowlett City Hall Conference Room  
4000 Main Street, Rowlett, Tx 75088**

**1. Call to order:**

**2. Public Input:**

**There was no public input.**

**3. Approval of Minutes**

**Consider and take action to approve the August 26, 2024, minutes of the RHFC Board of Directors meeting. Director Schupp made a motion to approve the August 26, 2024, RHFC Board of Directors meeting minutes as submitted, and Director Holston seconded the motion. The motion passed unanimously.**

**4. JPI Merritt Update:**

**Review and act on JPI Development (Merritt Park). Before consideration of this Agenda item, which contains two JPI Development resolutions, before any discussion, the HFC Board moved to an Executive Session with Attorney Bowen, City Manager David Hall, and representatives of JPI. President Winget read the rules pertaining to Executive Sessions and the HFC Board adjourned into executive Session.**

**Director Dunnican arrived at 4:24PM.**



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**The HFC Board reconvened into regular session at 5:08PM.**

**Representatives from JPI rejoined the meeting at this time. After additional discussion regarding the two JPI resolutions before the HFC Board, Director Kull made a motion to approve both resolutions and forward them to the City Council. He said he thought the proceeds from this development would give the HFC Foundation the wherewith-all to accomplish the mission and purpose of the HFC. There was not second to this motion, and it failed. Director Holston made a motion to dissolve the JPI MOU, and Director Schupp seconded the motion to dissolve the JPI MOU. The motion passed on a vote of four in favor and one against. There being no further business before the HFC Board of Directors, the meeting was adjourned at 5:20PM.**

**The next regular meeting of the HFC Board of Directors is scheduled for Thursday, September 26, 2024, at 4:00PM at 5720 Rowlett Rd., Rowlett, Tx 75089**



Rowlett

Housing Finance Corporation

Approved on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jeff Winget 2024 President

\_\_\_\_\_  
Richard Kull 2024 Secretary

**RE: Lakeview Pointe Seniors May update**

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**From** Robert Starnes <RStarnes@LakeviewPointeTX.com>

**Date** Tue 9/24/2024 5:13 PM

**To** Peter Urrutia <purrutia@rowletthfc.org>

I can tell you that we should be receiving bld 2 next month and we already have 11 leases in bld 2. Bld 1 and 3 units have been certified, so we are now focusing on leasing up bld 2 until it is completely leased up.

We have currently 166 occupied units between bld 1 and 3, with 11 scheduled move ins and only 3 move outs scheduled in the next 30 days. So, by the middle of Oct, we should have a total of 174 total occupied units between all 3 buildings.

I have reached out to Roy, our Director of Operations with Rise, to see if he can shed more light on when we should be expecting the clubhouse furniture, fitness center equipment, activities room furniture, and the computer room to be completed. We do already have the computers and printer for the media room, just need desks and chairs.

As soon as I hear back from Roy, I will let you know what I find out about the rest of the clubhouse items.

**Bobby Starnes**

Property Manager

Lakeview Pointe

7420 Lakeview Pkwy

Rowlett, TX 75088

469-613-5347

Propertymanager@lakeviewpointetx.com

 Outlook

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**RE: 190 Main update information**

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**From** Christina Schwartz Lozano <CLozano@ireg.us>

**Date** Mon 9/23/2024 1:09 PM

**To** Peter Urrutia <purrutia@rowlethfc.org>

Hi Peter,

We have 89 occupied units at 27% occupied and are 34% lease. There are two buildings not occupied yet. Right now we do not have any issues. Let me know if you need anything else.

Best,

Christina Lozano  
Integrated Real Estate Group  
3110 West Southlake Boulevard, Suite 120  
Southlake, Texas 76092  
817.837.0566  
[clozano@ireg.us](mailto:clozano@ireg.us)