

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
May 7, 2014
3:00 pm – GVRHA Conference Room

MEMBERS PRESENT:

Tom Steuer, (Vice President); Town of Mountain Crested Butte
Paula Swenson (Treasurer); Gunnison County
Kelly McKinnis, Gunnison County
Ellen Harriman, City of Gunnison
Anne Steinbeck; City of Gunnison

STAFF PRESENT:

Karl Fulmer, GVRHA Executive Director
Shannon Frias, GVRHA Housing Program Manager

CALL TO ORDER: Vice President, Tom Steuer called the meeting to order at 3:03 pm.

MINUTES APPROVAL: The chair called for any corrections to the April minutes. A correction was offered, the letter l needs to be added to the second line under Rock Creek so the word reads pool and under Crested Butte Apartments line one, needs to read "there needs to be three". With the agreement of the board, the minutes were approved with the corrections. Ellen Harriman and Kelly McKinnis abstained from the approval.

Administrative Items:

Section 8 – Shannon Frias explained to the board that there is a participant in the Section 8 program who is in a situation and are in need of a 1 bedroom, 1 bath unit by the end of the May. Kelly McKinnis let the board know there are a few rentals out there and Shannon could send the participant to her.

Adoption of 2014 Housing Guidelines – Karl Fulmer has updated the income levels in the guidelines to reflect the 4.5% increase in Median incomes for Gunnison County in 2014. Another small change was to the wording on page 8 to promote consistency and accuracy in the document. Anne Steinbeck moved to approve with changes. Paula Swenson seconded. With the approval of the board the guidelines for 2014 were approved with the corrections.

Rock Creek – Unit sales at Rock Creek; Owner, Darren Strubble, would like to attempt to purchase another unit at Rock Creek. The family is just over the 100% AMI. Darren has asked to meet with the board to discuss options. Darren Strubble informed the board that when his family moved into Rock Creek they had only one child and his wife was the only one employed, now they have 2 children and both are employed. They need a bigger unit and would like to stay in Rock Creek. There is a 4 bedroom that has recently become available, though they are just over the 100% AMI. Darren stated that the last 2 years could be averaged and they would qualify and be under the 100%. Karl suggested that the Strubble's submit their tax returns and update their household size. The board will then vote in June to raise the 4 bedroom unit to 100% AMI.

Stallion Park – Karl is concerned regarding the new memo sent to owners of units at Stallion Park. The main concern is the HOA is raising the dues from \$168/month to \$200/month when there was a special assessment last year of \$2000 per unit. Another special assessment is being accessed. Karl has talked with the county attorney and the attorney is looking at the language of the memo and the assessments.

Caddis Flats – The issue of renaming Caddis Flats is still on the table. Anne Steinbeck had the understanding that a contest was going to be held to rename the project. Karl Fulmer stated that a contest is still on the table. Anne Steinbeck suggested "Anthracite Heights" for the name. Tom Steuer agreed that Heights should be in the name. The board said that Margot Levy was going to lead this effort of the name change. Paula Swenson suggested Karl send Margot an email and add a few suggestions.

County-wide Deed-Restrictions Issues:

Crested Butte – The county commissioners have asked if the guidelines will get adopted throughout the county. Karl Fulmer informed the board that the Town of Crested Butte is in control of this at this time. The Housing Authority has recorded attachments for the Town of Crested Butte. The county attorney is looking at the guidelines and has informed Karl that there are a ton of layers. Karl informed the board that the Housing authority is keeping clear notes and documents. A game plan needs to be set to completely fix all issues. At this time, the Housing Authority is still writing waivers and keeping track of changes and attachments. To date, a waiver was created on re-sale restrictions (Pitchfork) and the right of first refusal (Paradise Park).

Caddis Flats – CHFA Presentation

CHFA will be announcing the tax credit award the week of May 19th. On May 13th, 3 representatives from Gunnison County will have a chance to have one last pitch to the tax credit committee. The representatives are going to be Karl Fulmer, Paula Swenson and Ryan Tobin, attorney for tax credits with the Denver Housing Authority. Karl informed the board that the presentation will be 15 minutes and only one handout (front & back) could be presented. Paula will present how the Gunnison Housing Authority

came about and Karl and Ryan Tobin will discuss the projects budget and building details. Karl informed the board that May 13th is a big day for the Caddis Flats project and is our once last chance to shine.

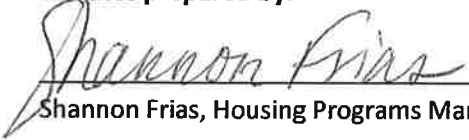
UPCOMING MEETING

The next meeting will be held on June 4, 2014 in the conference room at the Town of Crested Butte town hall at 3:00 pm.

ADJOURN:

Anne Steinbeck moved to adjourn the meeting at 3:42p.m. Paula Swenson seconded.

Minutes prepared by:



Shannon Frias, Housing Programs Manager

Approved July 2, 2014



David K. Owen, Board President