

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

June 14, 2017

Crested Butte Town Hall

3:00 pm

Members Present

John Messner; Gunnison County, joined meeting at 3:40 pm

Ellen Harriman; City of Gunnison

Jim Schmidt; (Secretary) Town of Crested Butte

Todd Barnes; Town of Mount Crested Butte joined meeting at 3:14 pm

Carlos Velado; (Vice President) Town of Mount Crested Butte

Matt Feier; (Treasurer) County-at-Large

Michael Yerman; Town of Crested Butte

Jim Gelwicks; City of Gunnison

Staff Present

Jennifer Kermode, Executive Director, GVRHA

Call to Order

Carlos Velado called the meeting to order at 3:04 pm

Introduction of new Board member, Jim Gelwicks, City of Gunnison

Additional Items & Public Comment

There were no additional comments or public comment

Consent Items

Minutes Approval:

Jim Schmidt moved to approve the May 10, 2017 minutes with grammatical errors corrected. The motion was seconded by Ellen Harriman. The motion passed unanimously.

Year to Date Financials

Matt Feier, Treasurer, explained to the Board that he goes over the financials before the Board meeting and emails any questions to Jennifer Kermode for clarification. After clarification to the treasurer, the Board unanimously accepted the Year-to-Date Financials.

Staff Reports:

Anthracite Place Apartments – Jennifer Kermode updated the Board on vacancies. She explained that there is a new tenant in one of the 2-BR units and that there are 2 more vacancies in process at this time. All the trees at APA need to be replaced because of the winter/snow fall. They will be replaced with low-lying bushes. Early move-outs at APA have been an issue. Example leases have been acquired from other LIHTC projects and are being reviewed at the staff level. Staff recommendations will be presented to the Board.

Mountain View Apartments – no report

Section 8 – No report

Board Committees:

Jennifer Kermode asked the Board for information on these committees. Have they been formed, are there reports to be presented, i.e. The Board informed Jennifer Kermode that the formation of the Personnel and Finance committees was tabled. The Board gave directives to Jennifer Kermode to create roles and responsibilities for these committees for a future meeting and the Board will appoint members.

Administrative Items:

Board Resolution

The Board was asked to pass a resolution granting Jennifer Kermode, Executive Director, signing authority for all matters relative to the Housing Authority's business. Jim Schmidt motioned to pass a Board Resolution 2017-001 granting Jennifer Kermode signing authorization. Ellen Harriman seconded. The motion passed unanimously.

CARE and ESC Update

Emily Artale, Lotus, gave the Board an update on the CARE and ESC program. Emily Artale asked the Board for a letter of support from the Housing Authority to be added to the final grant application. Jim Schmidt moved to approve a letter of support written by Kelly McKinnis, President, dated 6/14/2017 in support of the CARE and ESC program. Matt Feier seconded. The motion passed unanimously.

Update on Anthracite Close Out

An audit has been completed on APA as a requirement to the close out. Close out is scheduled for July 7, 2017. Jennifer Kermode asked the Board to approve her to sign a management letter stating that the auditors were in our books more than normal. This letter needs to be in the file before close out. Matt Feier moved to approve that Jennifer can sign the management letter for the file to reflect that the

auditors spent more time in our books than normal. Ellen Harriman seconded. The motion passed unanimously.

Update on Possible Ballot Initiative:

After Jennifer Kermode spoke with a lawyer on clarification regarding if a HA has the power to put a lodging tax initiative on the 2017 ballot, it was concluded that Colorado State Statute does not allow HA's to put a lodging tax on the ballot. The Board discussed other options. The Board gave specific directives to Jennifer: 1) Find out how many mills we would need to generate \$1.6 million; 2) Can deed restricted properties be exempt or have limited increase in property taxes? They asked Jennifer to report back to the Board by June 16, 2017. Once the Board gets the information they will decide if another survey is needed on a conference call on June 20, 2017 at 2:00 pm. If another survey is decided on, the direction of the ballot initiative will be decided after all information is collected.

IGA:

Jennifer Kermode informed the Board that the BOCC is supportive of the IGA. There was agreement from the GVRHA Board of Directors and the Gunnison County BOCC that section 7.2 of the IGA does not need to be present in the document. Jennifer Kermode will remove section 7.2.

Adjourn

Ellen Harriman moved to adjourn the meeting at 5:20 pm. John Messner seconded.

Minutes prepared by: Shannon Frias

Shannon Frias, Housing Program Manager

Approved on _____

James A. Schmidt, Secretary