

## **Gunnison Valley Regional Housing Authority**

Regular Board Meeting Minutes

July 12, 2017

GVRHA Conference Room

3:00 pm

### **Members Present**

Kelly McKinnis, (President) Gunnison County  
John Messner; Gunnison County  
Ellen Harriman; City of Gunnison  
Jim Schmidt; (Secretary) Town of Crested Butte  
Carlos Velado; (Vice President) Town of Mount Crested Butte – by phone  
Matt Feier; (Treasurer) County-at-Large – by phone  
Michael Yerman; Town of Crested Butte  
Jim Gelwicks; City of Gunnison

### **Members Absent**

Todd Barnes, Town of Mt Crested Butte

### **Staff Present**

Jennifer Kermode, Executive Director, GVRHA  
Shannon Frias, Program Manager, GVRHA

### **Public Attendees**

Jim Starr, Gunnison Valley Housing Foundation  
Darin Higgins, Gunnison Valley Housing Foundation  
Chris Rourke, Gunnison Country Times

### **Call to Order**

Jim Schmidt called the meeting to order at 3:02 pm

Introduction of public attendees

### **Public Comment**

There were no public comments

### **Consent Items**

Minutes Approval:

Matt Feier moved to approve the June 14, 2017 minutes. The motion was seconded by Ellen Harriman. The motion passed unanimously.

### **Year to Date Financials**

Matt Feier, Treasurer, stated to the Board that the budget looks to be tracking and he felt comfortable approving the financials. The Board unanimously accepted the Year-to-Date Financials.

**Staff Reports:** (Jennifer Kermode did not include the updates in the packet but they were available at the meeting)

**Anthracite Place Apartments** – Jennifer Kermode updated the Board on vacancies. Jennifer Kermode explained that there are a couple of openings at APA and Chris Peterson is working to qualify applicants.

BOZAR has approved the new bushes for APA.

APA staff has proposed a new “Statement of Understanding” and additional move-out fees for APA.

**Mountain View Apartments** – Shannon Frias stated to the Board that there isn’t anything new to report regarding Mountain View. The Board was invited to a BBQ at Mountain View on July 26 at 5:00 pm. Shannon Frias will email an official invite to all Board members.

**Section 8** – No report

### **Administrative Items:**

#### **Ballot Initiative Update**

Jennifer Kermode asked the Board to look at the survey results that were included in the Board packet. A decision needs to be made on proceeding with a ballot initiative or to wait until 2018. After Board discussion, Jim Schmidt moved that GVRHA proceed on a ballot measure that is contingent on all municipalities passing a resolution supporting GVRHA on the ballot, the ballot measure would increase property taxes by 1.5% mills and that the measure would have a sunset clause. Ellen Harriman seconded the motion. After additional discussion, the President proposed the motion to the Board. The motion passed by majority of the vote in favor. Kelly McKinnis, Ellen Harriman, Michael Yerman, Jim Gelwicks, Jim Schmidt and Matt Feier voted in favor. Carlos Velado and John Messner were opposed.

Moving forward, Jennifer Kermode will reach out to municipalities and create a ballot budget.

Carlos Velado and Matt Feier left the meeting at 3:57.

### **Consulting Agreement**

The Board discussed a consulting agreement between GVRHA and Lotus Engineering and Sustainability for the CARE program. Ellen Harriman moved to approve GVRHA executing a contract with Lotus for the CARE program with the contract being amended to add a termination date of 1/1/2019. Jim Schmidt seconded. The motion passed unanimously.

### **Resolution No. 2017-002**

This resolution authorizes and approves all grant signing authority to the Executive Director of GVRHA for all matters relative to the Authority's business as it pertains to the CHFA permanent loan closing at the end of July. Jim Schmidt moved to approve the resolution as written. John Messner seconded. The motion passed unanimously.

### **Discussion of Legal Counsel**

Executive Director, Jennifer Kermode explained to the Board the Housing Authority does not have legal counsel for its general business. Jennifer Kermode asked the Board for suggestions of legal counsel to contact.

### **Establishment of Grievance and Appeals Committee**

With the changing of Board members, the committee is down to two. The Board needs to appoint a new member to this committee. Michael Yerman nominated Matt Feier to the committee. Ellen Harriman seconded. The Board approved unanimously.

### **Strategic Plan**

Jennifer Kermode reported that the strategic plan is moving forward. She did point out that "Priority #1, result #3" will probably not happen by date set in plan. This is something that needs to be re-addressed.

### **First Amended IGA**

Jennifer Kermode asked the Board to adopt the amended IGA. Jim Gelwicks moved to approved the amended IGA with instructions for Jennifer Kermode, Executive Director, GVRHA to distribute the amended IGA to all Governmental agencies for execution. Jim Schmidt seconded. The Board passed unanimously.

**Adjourn**

Ellen Harriman moved to adjourn the meeting at 4:38 pm. Michael Yerman seconded.

Minutes prepared by: Shannon Frias

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Shannon Frias, Housing Program Manager

Approved on \_\_\_\_\_

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James A. Schmidt, Secretary