

# Gunnison Valley Regional Housing Authority

## Regular Board Meeting Minutes

July 10, 2019

202 E. Georgia Avenue, Gunnison, CO

### 1. Call to Order

Carlos Velado called the meeting to order at 3:05 pm.

#### Members Present

Carlos Velado (Chair) Mt. Crested Butte, Representative

Matt Feier (Treasurer) Member-at-Large

Scott Cox, Gunnison County Representative

Jim Gelwicks, City of Gunnison Elected

Jim Schmidt, Crested Butte Elected

Michael Bacani, Mt. Crested Butte Elected

John Messner, Gunnison County Elected

Shaun Matuszewicz, City of Gunnison Representative

#### Members Absent

Chris Haver, Crested Butte Representative

#### Staff Present

Jennifer Kermode, Executive Director

Chris Peterson, GVRHA Staff

#### Public Present

Michael Yerman, Crested Butte Staff

### 2. Public Comment

There were no public comments.

### 3. Consent Agenda

Jim G. moved to approve the Consent Agenda and Matt seconded. The motion passed unanimously.

### 4. YTD Financials through 6.30.19

Jennifer noted that the rental income line item for the APA P&L is lower than budget due to a few units being vacant, but Chris P. has recently leased them up. Matt asked about GVRHA YTD income being at 47% and not 50%, Jennifer explained that the Section 8 Admin Fees from CDOH are slightly less than they should be, and, since Block 76 development isn't closing until early 2020, the large amount of real estate commissions will be reduced. Jennifer also explained the current process for GV-HEAT regarding contractors and work performed for clients.

Scott moved to approve the financials and Jim S. seconded. The motion passed unanimously.

### 5. Administrative Items

**a. GVRHA presence at Valley Housing Fund Board Meetings**

The Valley Housing Fund (fka Gunnison Valley Housing Foundation) has a place on its Board for a representative from the GVRHA. Shaun agreed to connect with the Fund and take that position.

**b. Anthracite Place Apartments Management, Maintenance and Repair**

The Board directed Jennifer to seek out bids for replacing the boiler system if there is no recourse against the original contractor or GC that installed the system. Staff will arrange for an inspection of the system by a professional, and if this is an insurable event.

Jennifer and Chris Peterson explained to the Board that there is a tenant whose lease expires on September 16<sup>th</sup> and staff has decided not to renew the lease; Jim S. commented that he and Chris Haver have offered to meet with the tenant to hear the tenant's concerns, Jennifer agreed that would be appreciated as it's a difficult situation. Carlos stated that in his opinion the decision to not renew a lease should be a staff decision with Board being informed on a case-by-case basis, since the Board does get approached from time to time when people are unhappy. Scott supported the idea of separating from unhappy and bitter tenants as it is usually in the best interests of everyone. John requested that staff have a very complete paper trail. Jennifer stated that staff met with our attorney, Andy Allen, regarding the non-renewal and he opined that we are within our lease terms to not renew without violation of ADA or Fair Housing. Jennifer said that staff was willing to offer the tenant the opportunity to have a Grievance and Appeal hearing, subject to Board/G&A approval. Jim G. asked if a non-renewal was even grieve-able since we would no longer have a contract with them. The question for the tenant would be: "what are you disputing – is your lease up or is it not?" It was thought that by providing a G&A hearing there is implication that there was cause, and a non-renewal has no cause associated with it. The Board determined that as long as the proper procedures were in place and followed for a non-renewal, then a G&A hearing is not warranted.

**c. GVRHA Funding Discussion**

The Board held a discussion about whether it's best to tie a referred ballot measure to one or two specific projects rather than a general ask. It was decided that at the August meeting the Board will come to a conclusion on going for a referred measure in 2020 or not.

**6. Other Business**

The next meeting will be August 14<sup>th</sup> in Crested Butte.

**7. Adjourn**

Carlos adjourned the meeting at 5:00 pm.

Minutes prepared by:

  
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Jennifer Kermode, Executive Director

Approved on 8.14.19

  
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Carlos Velado, President