

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
April 2, 2014
3:00 pm – Crested Butte Town Hall

MEMBERS PRESENT:

David Owen (President); Town of Crested Butte
Paula Swenson (Treasurer); Gunnison County
Grant Benton, Town of Mount Crested Butte
Margot Levy, Town of Crested Butte
Anne Steinbeck; City of Gunnison

STAFF PRESENT:

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

CALL TO ORDER: President David Owen called the meeting to order at 3:02 pm.

MINUTES APPROVAL: David Owen moved to approve minutes from 3/5/2014. Paula Swenson seconded the motion with one correction under Rock Creek, motion needs to be changed to moved. Margo Levy abstained.

Administrative Items:

Adoption of Bylaws – CHFA (Colorado Housing Finance Authority) requested bylaws from the Housing Authority for the LIHTC application. Karl Fulmer informed the board that this is not typically something a Housing Authority has. Karl drafted bylaws based on the Intergovernmental Agreement. The board felt there were some items that needed addressed:

- Change lapse of term to expiration of term
- If your term with an entity ends you relinquish your post with the board
- The president and secretary cannot hold more than one position, all other officers can
- The at-large board member should not be appointed by director alone, the executive director should nominate person and the board should accept.
- Change agency to authority throughout document
- In section 6, do we need a board secretary and a staff secretary....yes, they have different functions.

Paula Swenson asked if we were recorded with the state. Karl Fulmer responded that yes we are. Paula then stated that we will need to add an addendum to those that are recorded.

With the changes discussed and made, Anne Steinbeck moved to adopt the Bylaws. Paula Swenson seconded the motion. The motion passed unanimously.

Election of New Officers – Paula Swenson moved to keep all officers the same for another year. Margot Levy seconded. It passed unanimously.

New Employee – Chris Peterson has been hired as the Executive Assistant. Her first day was March 17th. Karl Fulmer is very pleased with her skill set. She is redoing the website and creating all PDF fillable applications. Karl is thinking about increasing her hours to 20 a week instead of 18.

At Large Board Member – David Owen was approached by Reed Betz to be the at large board member. He has been on the board before and on Crested Butte Town Council. Paula Swenson thinks it is a really good idea to have a person interested in the new build from Crested Butte on the board. Karl Fulmer will call him. If Reed does not end up sitting on the board, Karl has a few more ideas.

Program Management:

Mountain View – Karl Fulmer handed out printouts of the work done at Mountain View as a result of the last REAC inspection. He explained the highlighted yellow items are what a RFP will be sent out for. All other work has been complete. The RFP is mostly door work, with the exception of one window in the community room and a pull cord in one apartment. Karl Fulmer estimates the work to be \$4,000 - \$6,000.

Rock Creek – The deed restriction at Rock Creek are presently at %80. Karl is advocating for the board to approve boosting them to 100%. He believes this would increase the buyer pool because most people who fall into the 80% have a hard time getting qualified to buy. The board agreed unanimously to change from 80% to 100%. Karl will go to the next commissioners meeting and make the recommendation.

Stallion Park – Karl recommended that a change be made at Stallion Park from 150% AMI to 120%. By lowering to 120% it will increase the buyer pool. Paula Swenson stated that she believes it should be kept at 150% because of HOA dues, transportation issues, utilities are all extra costs. Board agreed to keep the AMI at 150%.

Chaffee County Representatives - Karl Fulmer has agreed to help Chaffee County create a housing Authority. On April 16th a group of elected representatives from Chaffee County and other Executive Directors will be in Gunnison County for a tour of Gunnison County to see how a housing authority works and a presentation from Karl. Karl is looking for volunteers to answer questions they may have. Karl will send out more information at a later date when things are more formalized.

Crested Butte Apartments

There is a CHFA presentations schedules for May 13th and there is needs to be 3 members in that group. Karl Fulmer will be the first member of the group and Ryan Tobin who is head of construction and tax credits for the Denver Housing Authority will be the second member. Karl suggested that the third member should be Paula Swenson or Aaron Huckstep, mayor of Crested Butte. Margot commented that with Paula being the third member it would show support across all municipalities. Karl Fulmer commented that the presentation would be reporting on expenditures and tracking of original budget. It was decide that Paula will be the third member.

Paula Swenson asked how long after the 13th presentation will they make a decision. Karl Fulmer informed the board that a decision should be made by May 20th. Karl informed the board that there were 45 – 48 applicants and we made the cut to 26 finalists. Though they only award 5 or 6. Karl had a conversation with Dan Morgan, our tax credit consultant, and he believed it is not a question of if we will get tax credits but of when we will get tax credits. Margot asked if the answer on the 20th is positive will there be a press release ready to go? We need to control the release of the information. Karl answered yes.

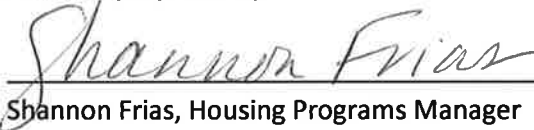
UPCOMING MEETING

The next meeting will be held on May 7, 2014 in the conference at the Housing Authority office at 3:00 pm.

ADJOURN:

Anne Steinbeck moved to adjourn the meeting at 4:09p.m. Paula Swenson seconded.

Minutes prepared by:



Shannon Frias, Housing Programs Manager

Approved May 7, 2014



David K. Owen, Board President