

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
August 12, 2015
3:00 pm – CB Town Hall

MEMBERS PRESENT:

Kelly McKinnis; (President) Gunnison County
Paula Swenson; Gunnison County
Margot Levy; Town of Crested Butte
John Sale; Mount Crested Butte
Ellen Harriman, City of Gunnison
Richard Hagan, City of Gunnison

STAFF PRESENT:

Karl Fulmer; GVHRA Executive Director
Shannon Frias, GVRHA Program Manager

CALL TO ORDER:

Kelly McKinnis called the meeting to order at 3:01 pm.

MINUTES APPROVAL: The chair called for any corrections to the June minutes. No corrections were discussed. Ellen Harriman moved to approve the July minutes. Margot Levy seconded the motion. The minutes were approved unanimously. John Sale abstained.

Administrative Items:

Unit Sales –

1420 Rock Creek closed on July 24, 2015. The sale price was \$149,700.

1416 Rock Creek time is under contract. The buyer has been approved for the \$153,900 sale price. A closing is set for September 15, 2015.

The pending cash sale of Apache 1001 fell through. There is a possible new buyer. The Housing Authority will hopefully have a contract by the end of the week.

Housing Needs Assessment –

Karl Fulmer has approached all municipalities for funding. Gunnison County did not want to front the whole cost without all municipalities having the funds approved. The Crested Butte council has approved the funding for their 2016 budget. Gunnison County will be likely to approve the funding at their budget meeting. Karl Fulmer will keep in touch with Mount Crested Butte and the City of Gunnison to see where they are in funding a needs assessment.

2016 – 2018 Budget Funding –

The county has agreed to fund the Housing Authority for the next 3 years at the \$90,000. Karl Fulmer is looking to ask for more funding from the Town of Crested Butte because more work is being done at the north end of the valley. Karl Fulmer believes the funding from Mount Crested Butte and the City of Gunnison will remain the same as the last 3 years.

2014 Audit –

The audit company has requested an extension because the reconciliation between the county and the Housing Authority is delayed. The delay has put the Housing Authority audit behind.

Program Updates:

Section 8 – Shannon Frias informed the board that there has been no change in the Section 8 program. Shannon Frias is working to get all vouchers leased up.

Mountain View – Mountain View will be fully leased by August 14th. The capital plan for Mountain View has been removed from the Housing Authority as a responsibility and given to John Cattles, County Facility Maintenance. Karl Fulmer will work with John Cattles on priorities since the Housing Authority manages the apartments. John Cattles and Karl Fulmer have met a few times and have decided that the priorities this fall will be the roof, front entrance way, and the drainage in the front of the building. Karl Fulmer informed the board that the total cost for these items will be about \$130,000. This will deplete the replacement reserve fund down to about \$25,000 - \$30,000. Karl Fulmer has talked to the county to request that the amount of money put into the reserves be increased after these expenditures. The Colorado Housing and Finance Authority has been notified and they are ok with the monthly increase.

Rehabilitation Program – Karl Fulmer had a talk with the director of the Delta Housing Authority who is in charge of the rehab loans for Gunnison County. Karl Fulmer wanted to find out why there is no progress on any loans for Gunnison County. The director of the Delta Housing Authority has agreed to give a written report to Karl Fulmer monthly. Murtaza Naqvi informed Karl Fulmer that he believes the reason for no new loans is the committee has failed to have a quorum. Karl Fulmer informed the board that there needs to be at least 3 loans for the program to work in Gunnison County and at this time there is only one.

Renters and Homeowners Education Classes – The classes will be held this fall, though no date has been finalized. There will be one class in Gunnison and one class in Crested Butte. The Housing Foundation will be in charge of conducting a renter's education class and GVRHA will be in charge of home ownership education classes. Kelly McKinnis told the board that she will be able to provide more details about the renter's education after the Foundation has its next meeting.

Anthracite Place:

Karl Fulmer informed the board that everything for the project is finally closed on. Karl informed the board that there will be a monthly spread sheet showing how and where all monies are being spent. Karl Fulmer did state to the board that he has a concern of the amount that has been spent on legal fees. He stated that we will need to use some soft cost contingency money to cover the overage. Karl Fulmer did inform the board that we are tracking great on every other item. Karl Fulmer told the board that we have applied for sales tax exemption but have not heard back yet. If this is approved it could save the project \$42,000 - \$45,000. Paula Swenson told Karl that the county has a 1% sales tax that he should look into. Karl Fulmer said he would approach the county regarding the tax. Paula Swenson stated that if we get the state sales tax approval Karl may not need to talk to the county.

Karl Fulmer informed the board that he has not printed out every legal document at this time because of the quantity of each document. Karl Fulmer informed the board that anyone at any time can request a document.

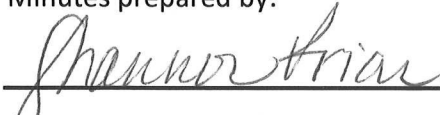
UPCOMING MEETING

The next meeting will be held on September 2, 2015 at the Gunnison Valley Regional Housing Authority conference room at 3:00 pm.

ADJOURN

Paula Swenson moved to adjourn the meeting at 4:26 pm. Margot Levy seconded.

Minutes prepared by:



Shannon Frias, Housing Program Manager

Approved September ⁹~~2~~, 2015



Kelly McKinnis, Board President