

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
August 7, 2013
3:00 pm – Crested Butte Chamber of Commerce

MEMBERS PRESENT:

David Owen (President); Town of Crested Butte
Paula Swenson (Treasurer); Gunnison County
Kelly McKinnis; Gunnison County
Grant Benton; Town of Mt. Crested Butte
Tom Steuer; Town of Mt. Crested Butte
Anne Steinbeck; City of Gunnison
Ellen Harriman; City of Gunnison

STAFF PRESENT:

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

CALL TO ORDER: President Owen called the meeting to order at 3:06 pm

MINUTES APPROVAL: Paula Swenson moved to approve the July 10, 2013 minutes. Anne Steinbeck seconded the motion and the motion passed unanimously, with Ellen Harriman abstaining.

ADMINISTRATIVE ITEMS:

David Owen let the board know that Jim Schmidt did resign at the August 6th Crested Butte council meeting. Director Fulmer stated he did talk to Jim Schmidt in person about resigning. David Owen talked to Margo Levy about possibly sitting on the board, she said she would let David know. David also stated that no one else on the Crested Butte council was interested in sitting on the board. Karl Fulmer pointed out that it may be better to not have 2 members of the Crested Butte council on the board. Anne Steinbeck suggested a thank you letter be written to Jim. Director Fulmer stated he has drafted a letter and will get it to Jim.

Karl Fulmer let the board know that the Housing Authority has been more active with deed restricted properties in Crested Butte and Mt. Crested Butte. He was active in the closing of an uncapped unit on August 7. Director Fulmer explained the Housing Authorities part in the sale of deed restricted properties, the Housing Authority does the pre-approval and then sends the approval to the town. He stated that although "we do not get a fee for uncapped units, we will continue to assist in the approval of interested parties". Karl explained the Housing Authority does get a fee for assistance in approving people for capped units. Director Fulmer went on to explain that since John Hess has retired there is not really a specific person to go to for help with deed restricted properties, therefore they are utilizing the

Housing Authority more. Karl is in the process of working out the mechanics with the Town of Crested Butte and the Town of Mt. Crested Butte because the Housing Authority does not have the staff to field all calls regarding deed restricted properties. Kelly McKinnis asked if we need to rethink the budget to add more staff. Director Fulmer explained that the Housing Authority is in the process of hiring a part time clerical person. Karl is going through past applications for the temporary position that was advertised last December with no luck. Anne Steinbeck suggested going through the Work Force. Director Fulmer stated to the board that the position is flexible and approximately 16 hours a week. Other suggestions were contacting Western State Colorado University's business department and maybe get an intern or advertise for a possible housewife that is looking for a very part time job.

PROPERTY MANAGEMENT

Mountain View

The issue of smoking at Mountain View continues to a hot topic among the residents. Karl Fulmer did inform the board that at this time the state law is not being met and it is imperative that we make a change so we are in compliance with the law. Director Fulmer stated the state law is that there is no smoking within 15 feet of the front entrance of the building. He suggested that we shift the smoking area to the front of the building, around the corner from the entrance way. Paul Swenson asked if that work could be added to the concrete work. Karl stated that reserve money would pay for the work and we could piggyback on the concrete work. Anne Steinbeck did state that we need to take into account the safety of all residents. Karl said he would meet with John Cattles, Director of Facilities and add the room to the concrete work. Tom Steuer asked how the property would deal with electronic cigarettes because they are becoming a big deal. At this time no one knew how this would be handled.

Director Fulmer let the board know that he would be meeting with the furniture committee at Mountain View as soon as the head of the committee has recuperated from surgery.

Rock Creek

The prairie dogs were exterminated on July 24th. The Housing Authority took the lead in this process and fielded calls on this issue. The exterminator was out of Colorado Springs. Gunnison County split the bill with the City of Gunnison. The bill was under \$500. Fulmer stated that there was no extermination on actual Rock Creek property, only on City and County land. Director Fulmer stated that it was the Rock Creek HOA's responsibility for extermination on Rock Creek property.

Stallion Park

Estonian 101 has a balloon payment due January 2015. We need to begin to sell one of the units. Director Fulmer and County Manager Birnie have discussed the sale of the Apache unit to pay off the Estonian that has a balloon payment. The deed restrictions will stay in place on the Estonian Building. The tenant in the Apache unit has a lease through November 2013, then the lease will become a 6 month term.

There needs to be a lot of onsite improvements. HOA believes they are getting a settlement and will use this money to do improvements, possibly clear foundations for the County. Director Fulmer stated his concern that there is not anything being done with the HOA fees. Kelly McKinnis asked if GVRHA is receiving monthly statements. K. Fulmer replied that we are not. Kelly suggested that GVRHA request monthly statements, and we should be getting minutes and a budget from the HOA. Director Fulmer stated that the HOA meetings are on Sundays at 10:00am and he has not attended. It was also suggested that we find out who the board members are and why the trash is not being picked up on a weekly basis.

2013 HOUSING GUIDELINES

Paula Swenson moved to adopt the guidelines as amended seconded by Kelly McKinnis. Anne Steinbeck abstained. David Owen pointed out a few typos from the changes made. K. Fulmer will fix the issues. A timeline of 3-4 weeks was set to get the guidelines out to local governments. David Owen stated that this time of the year is the busiest for most. Karl Fulmer will get an agenda together.

LAND ACQUISITION/MECHANICS OF PURCHASE

Director Fulmer shared flow sheets for the LIHTC apartment development. Stated he will sit down with Snavely ,Coburn, and Housing Resources to create partnerships with the Housing Authority. Fulmer stated that the Housing Authority does not have tax credit experience and Housing Resources will manage for 5 years. The next 3-4 months will be the most difficult of the process due to partnership formation, etc. K. Fulmer has contacted lawyers with tax credit experience, mostly from out of Gunnison County. . He stated that he has asked other ED's of Housing Authorities for recommendations and has found that many out of county lawyers have better prices and more experience. The LIHTC land acquisition and negotiation is underway. It appears that additional monies will be necessary in order to option for up to 24 months. If all goes well the buyer could option up to 24 months, this gives flexibility if we miss or don't qualify for the first round we can get the second round of credit awards. The GVRHA and team could hold for 2014, 2nd round awards or re-apply in 2015.

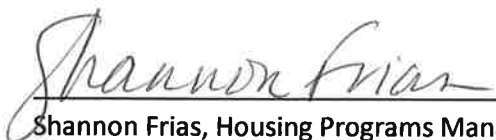
UPCOMING MEETING

Director Fulmer stated that the next meeting will be held on August 7, 2013 at the Crested Butte Town Hall at 3:00 pm.

ADJOURN:

Treasurer Swenson adjourned the meeting at 4:26 pm.

Minutes prepared by:



Shannon Frias, Housing Programs Manager

Approved September 4, 2013

A handwritten signature in black ink, appearing to read 'D. Owen', written above a horizontal line.

David K. Owen, Board President