

**Gunnison Valley Regional Housing Authority**

Regular Board Meeting Minutes  
February 1, 2017  
2:00 pm – Crested Butte Town Hall

**MEMBERS PRESENT**

Kelly McKinnis; (President) Gunnison County  
John Messner; Gunnison County;  
Ellen Harriman, City of Gunnison;  
Richard Hagan, City of Gunnison;  
Margot Levy, Town of Crested Butte;  
Jim Schmidt, Town of Crested Butte;  
Carlos Velado, Town of Mount Crested Butte  
Matt Feier, County At-Large

**STAFF PRESENT**

Paula Swenson; GVHRA Interim Executive Director

**CALL TO ORDER**

Kelly McKinnis, president, called the meeting to order at 2:03 pm

Minutes Approval:

Jim Schmidt moved to approve the January minutes as amended by Carlos Velado, Margot Levy and Jim Schmidt and was seconded by Margot Levy. The motion passed unanimously.

**CONSENT ITEMS**

No reports were presented.

Board members discussed having written reports at each meeting to review and those will be provided in subsequent meetings.

**ADDITIONAL ITEMS & PUBLIC COMMENT**

None

## **ADMINISTRATIVE ITEMS**

### **Office Update:**

Paula Swenson presented a contract with Willa Williford to assist with finalizing Anthracite Place close out as a cost certification, 8609 and audit. Paula explained to the board the need for the assistance to ensure that the close out happens in a timely manner without issue. Jim Schmidt moved to approve the contract with Williford Consulting in an amount not to exceed \$6,000, Carlos Velado Seconded. The motion passed unanimously.

### **Performance Agreement and Bonus for Karl Fulmer-Possible Executive Session:**

Aaron Huckstep joined the meeting as attorney for the board in negotiations with Karl Fulmer. It was moved by Carlos Velado and seconded by Matt Feier to move into executive session for attorney client privileged communications regarding contract negotiations. The motion passed unanimously. At 3:16 Kelly McKinnis asked for a motion to come out of executive session at 3:18pm it was moved by Margot Levy and seconded by Jim Schmidt. The motion passed unanimously. Kelly McKinnis stated that the board stayed on topic and no decisions were made and direction was given to the attorney. It was moved by Carlos Velado and seconded by Matt Feier to approve Kelly McKinnis and Paula Swenson to work with Aaron Huckstep in negotiations with Karl Fulmer regarding the performance agreement and bonus.

### **Meeting with Consultant-Stan Quay:**

The board suspended the remainder of the agenda to meet with Stan Quay, hiring consultant, to work on job description and hiring process.

Stan discussed the process and the board discussed the qualifications they desired.

### **Additional Administrative Items:**

#### **Potential Property Acquisition**

712 Gothic Ave., Crested Butte

The owner contacted us regarding us acquiring it to keep it in the affordable housing pool. Paula Swenson had done some initial analysis of if this would cash flow and generate income for the housing authority. She reported that initially, yes it could cashflow and asked if the board would like to pursue. The board directed Paula to continue to look at this property and see if it really could be an asset to own and the board will discuss again at the March 8<sup>th</sup> meeting after strategic planning.

#### **Strategic Planning**

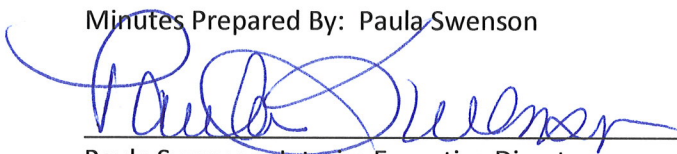
Paula Swenson updated the board on the strategic planning process and that she and Marv Weidner had had meetings with the private developers and also the community development directors from the jurisdictions. She reported that these conversations along with the interviews would feed the

conversation at the retreat. Jim Schmidt asked if Marv would come up with a strategic plan at the end of the retreat. Paula answered, yes. Jim further questioned Marv's qualifications in housing and how could he come up with a plan. Paula explained that Marv's role was to gather our information and to put the plan that we decide on together. Paula asked Jim to trust the process and that the person we hire will be the one with the qualifications to execute this plan. After further discussion, the board agreed to continue on with strategic planning.

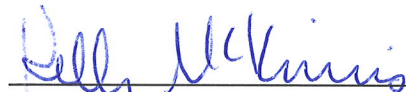
**ADJOURN**

Carlos Velado moved to adjourn the meeting at 5:27 pm and Margot Levy seconded and off to dinner we went.

Minutes Prepared By: Paula Swenson

  
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Paula Swenson, Interim Executive Director

Approved on 3-8-17

  
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Kelly McKinnis, Board President