

**Gunnison Valley Regional Housing Authority**  
Regular Board Meeting Minutes  
Gunnison Valley Regional Housing Authority  
February 10, 2016  
3:00 pm – Crested Butte Town Hall

**MEMBERS PRESENT:**

Kelly McKinnis; (President) Gunnison County  
Jim Schmidt; Town of Crested Butte  
Ellen Harriman, City of Gunnison  
Richard Hagan, City of Gunnison  
Carlos Velado, Town of Mount Crested Butte  
Todd Barnes, Town of Mount Crested Butte  
John Sale, Gunnison County At-Large

**STAFF PRESENT:**

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

**CALL TO ORDER:**

Kelly McKinnis called the meeting to order at 3:04 pm.

**MINUTES APPROVAL:** The chair called for any corrections to the January 2016 minutes. John Sale stated he needed to be changed from Town of Crested Butte to Gunnison County At-Large. Jim Schmidt moved to approve the January minutes with changes. Ellen Harriman seconded the motion. The minutes were approved unanimously.

**Administrative Items:**

**Executive Director Performance Review-**

Kelly McKinnis stated that a dateline needs to be set for the review committee to complete the Directors review. The review committee consisting of Kelly McKinnis, Ellen Harriman and John Sale have agreed to meet Friday, February 12, 2016 at 10:00 am in the Housing Authority office to complete the review.



### **One Valley Prosperity Project –**

Karl Fulmer informed the board that the OVVP will have an actual action plan finalized after February 17<sup>th</sup>. The plan will be presented to the board in March. Karl Fulmer stated to the board that he believes this will be the beginning stage for a community buy in. Karl Fulmer informed the board that they are working on a dedicated funding source but there has not been a final decision. Karl Fulmer stated to the board that a more detailed update could happen in March.

### **Program Updates:**

**Section 8 –** Shannon Frias informed the board that the state has put another freeze on the vouchers. Shannon Frias explained that the vouchers that she has issued before the freeze can still be leased up though the likelihood of this happening is slim. At this time there are 36 vouchers leased up, 5 have been issued with 2 of those actively looking the other 3 did not show up to the briefing. There is also 1 voucher that originally ported out to New Jersey but is porting back to Gunnison.

**Mountain View –** Shannon Frias informed the board that there is one vacancy at Mountain View. It is hard to fill a vacancy in the middle of winter in Gunnison but Shannon is confident the apartment will be filled by March 15<sup>th</sup>. Karl Fulmer informed the board that the replacement reserves for Mountain View are now around \$30,000. Karl Fulmer stated that we need to defer any more maintenance until the reserves can build again just in case a big ticket item comes up. Karl Fulmer informed the board that he will be looking into grants to replace the reserves and to do more rehab on the building.

**Crested Butte Housing Guidelines –** A draft of the Crested Butte Housing Guidelines was included in the board packet. The guidelines have been adopted by Gunnison County, the City of Gunnison and as of February 1, 2016, the Town of Crested Butte. The next step is to get Mount Crested Butte to adopt them. Carlos Velado commented that he has read the guidelines and is ready to get the ball rolling on Mount Crested Butte adopting them.

### **Crested Butte Blocks 79 & 80 Documents**

**Application Document –** A draft of the application for blocks 79 & 80 was attached to board packet for review. We will begin to accept applications next Tuesday February 16, 2016. Karl Fulmer informed the board that there is a possibilities that there could be 50+ applicants. There



will be a lottery for the sale of the lots. A FAQ sheet was also attached to the board packet for anyone who may have questions.

### **Anthracite Place Update:**

#### **Leasing Update-**

Karl Fulmer shared a memo from Chris Peterson, Property Manager, with the board. The memo stated that during the first 3 weeks of the application process the Housing Authority has received 25 completed applications. 19 of those applicants will be approved according to the income guidelines. The Housing Authority is waiting for the 2016 AMI's to be released by HUD to qualify the other 6 applicants. Chris Peterson is recommending that advertising should be done throughout the month of March so we can increase the applicant pool. At this time there is approximately \$9550.00 in marketing funds available in the budget.

#### **Post drywall tour of Property-**

Karl Fulmer informed the board that he will schedule a tour of the property after the drywall is complete. This should take place in April. Jim Schmidt asked if the build is on schedule. Karl Fulmer responded, "As of Friday, yes". Karl Fulmer stated to the board that Coburn is tracking for a CO on July 17<sup>th</sup>. Carlos Velado asked Mr. Fulmer if there was going to be a CO for the whole building or if they were going to issue CO's for each part as it was completed. Karl Fulmer responded that it will be a "complete" whole building CO.

#### **Construction Budget Update:**

Karl Fulmer informed the board that the upcoming draw, #6, is important to the budget because future draws are going to be larger and will show the tracking. As the build gets closer to the end, Coburn needs to make larger draws to stay on track. Karl Fulmer informed the board that the budget is tracking at this time. There were a few issues with snow removal and legal fees but Karl Fulmer explained that most line items have some leeway to handle such issues. Jim Schmidt asked Karl Fulmer when the siding was going to begin. Karl Fulmer stated that the siding should begin next week. Kelly McKinnis asked when the roof of the building is going to be complete. Karl Fulmer responded, "That is a good question, there is no real answer but the roof is not delaying any interior work". Karl Fulmer stated that all rough in plumbing and electrical are on track.

### **UPCOMING MEETING**

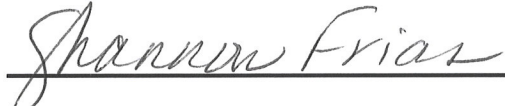
The next meeting will be held on March 9, 2016 in the conference room at the GVRHA office at 3:00 pm.



**ADJOURN**

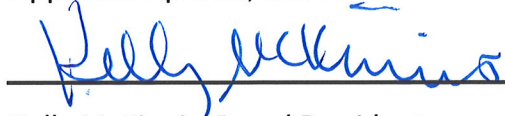
Carlos Velado moved to adjourn the meeting at 4:44 pm. John Sale seconded.

Minutes prepared by:

A handwritten signature in black ink that reads "Shannon Frias". The signature is written in a cursive style and is positioned above a horizontal line.

Shannon Frias, Housing Program Manager

Approved April 13, 2016

A handwritten signature in blue ink that reads "Kelly McKinnis". The signature is written in a cursive style and is positioned above a horizontal line.

Kelly McKinnis, Board President

