

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

Gunnison Valley Regional Housing Authority

January 6, 2016

3:00 pm – Gunnison Valley Regional Housing Authority Conference Room

MEMBERS PRESENT:

Kelly McKinnis; (President) Gunnison County; joined at 3:45 pm

Paula Swenson; Gunnison County

Margot Levy; Town of Crested Butte; left at 4:32 pm

Jim Schmidt; Town of Crested Butte

Ellen Harriman, City of Gunnison; by phone

Richard Hagan, City of Gunnison; joined at 3:39 pm

John Sale, Gunnison County At-Large6725

Carlos Velado, Town of Mount Crested Butte

STAFF PRESENT:

Karl Fulmer; GVHRA Executive Director

Shannon Frias, GVRHA Program Manager

Chris Peterson, GVRHA Property Manager

CALL TO ORDER:

Paula Swenson called the meeting to order at 3:02 pm.

MINUTES APPROVAL: The chair called for any corrections to the December 2015 minutes. No corrections were discussed. Jim Schmidt moved to approve the December minutes. Margot Levy seconded the motion. The minutes were approved unanimously. Carlos Velado abstained.

Administrative Items:

Executive Director Contract –

Karl Fulmer informed the board that he is still reviewing the document he received from Matthew Birney. John Sale stated that this needs to be scheduled and completed by the committee in January. Karl Fulmer stated he would email the revised review form to the committee members.

One Valley Prosperity Project –

Karl Fulmer informed the board that there will be a meeting for OVPP on January 12th. Karl Fulmer stated that this is a committee meeting which will include a webinar. Karl Fulmer informed the board that he would send out specifics when he gets them. The board was also informed that there will be 2 follow up meetings in February for the action group. Karl Fulmer informed the board that the action group is working on recommendations for funding streams and what should be included in the needs assessment. Paula Swenson asked Mr. Fulmer where we were at with the needs assessment. Karl Fulmer stated that it is now fully funded and the RFP will go out the end of February.

Program Updates:

Section 8 – Shannon Frias informed the board that there are 2 vouchers that have been issued and the families are actively looking. Shannon Frias informed the board that she will be issuing 3 more vouchers this month and will hold a briefing early February. Karl Fulmer asked the board if they thought we should do some landlord advertising to help voucher recipients find housing. Margot Levy recommend that we talk with Kelly McKinnis to get her opinion if it would be beneficial. Paula Swenson agreed that the board could make a decision after talking to Kelly McKinnis. Margot Levy also suggested that we utilize the Gunnison Marketplace, a group on Facebook.

Mountain View – Karl Fulmer informed the board that he is working to finalize the contract with Gunnison County regarding the management of Mountain View. Karl Fulmer stated that this will include all financial responsibilities. Once Karl Fulmer has finalized his part the county attorney's office will review. Karl Fulmer thought it would be complete by the end of January.

Karl Fulmer informed the board that Mountain View lost a very unique and genuine resident with the passing of Richard "DC" Carlson. He will be missed at Mountain View.

Crested Butte Housing Guidelines – Karl Fulmer informed the board that his deadline to finish revisions on the guidelines is January 2016. Karl Fulmer stated that he is attempting to have more standard guidelines throughout Gunnison County.

Public-owned Property Assessment – Karl Fulmer presented a PowerPoint to the board showing all properties in Gunnison County available and what entity owns the property. This presentation is information that was put together by the action planning group of the OVPP.

2016 GVRHA Budget – needs to be adopted

Karl Fulmer informed the board that 2 items have changed on the 2016 budget. The health premiums have gone down \$3000 and the accounting fees have reduced. Karl Fulmer asked the board to approve the changes to the 2016 budget. Paula Swenson moved to approve the 2016 Budget with the 2 changes. Margot Levy seconded. The 2016 Budget changes were approved unanimously.

Anthracite Place Update:

Rental Application and Management materials:

Chris Peterson informed the board that the application process for Anthracite opens at 10:00 am on January 15, 2016. Chris Peterson told the board that she has a frequently asked questions sheet that she has given to the media and will be distributed as needed. This will hopefully decrease phone calls.

Chris Peterson asked the board if they had any questions or concerns with any of the management material or rental agreement that would be distributed to the public. Jim Schmidt had a question about the utilities and how it was worded. Jim Schmidt stated it was not clear. Chris Peterson will reword the section regarding utilities so there is a clear understanding. Carlos Velado stated that it is easier to state what utilities are not included then to explain what is included.

Jim Schmidt questioned the dogs allowed policy. After further discussion from the board, Jim Schmidt moved to approve the change in policy to Anthracite to not allow any animals. Margot Levy seconded. Paula Swenson and Richard Hagan opposed. With a majority decision the change was approved.

Chris Peterson asked the board if they had any other questions or concerns regarding any of the Anthracite paperwork/policies/information. There were no other issues. Paula Swenson moved to approve the rental application and all management materials with amendments to the utilities and pet policy. Kelly McKinnis seconded. The motion passed unanimously.

Jim Schmidt asked Karl Fulmer if a time could be set up for the board to do a walk through the building. Karl Fulmer informed the board that a tentative date is set for January 21, 2016 for a walk through. Karl Fulmer is waiting to hear confirmation from Coburn on this date.

License Agreement:

At this time there has not been any specific feedback from the attorney on this agreement. Jim Schmidt informed the board that he spoke with the town manager and they will be looking into the agreement. Karl Fulmer informed the board that the legal review of this agreement is ongoing.

Construction Budget Update:

Karl Fulmer informed the board that through 12/1/2015 the budget is tracking on schedule. Karl Fulmer stated that even though the framers were a little behind, all other trades are on time. Karl Fulmer informed the board that we are tracking right now for an early July CO for the building as a whole.

Karl Fulmer asked the board if the monthly meeting could be moved to the second Wednesdays of the month to accommodate all board members. The board agreed to move the meetings to the second Wednesday of the month.

UPCOMING MEETING

The next meeting will be held on February 10, 2016 at the Town of Crested Butte Town Hall at 3:00 pm.

ADJOURN

Paula Swenson moved to adjourn the meeting at 4:53 pm. Jim Schmidt seconded.

Minutes prepared by:

Shannon Frias

Shannon Frias, Housing Program Manager

Approved February 10, 2016

Kelly McKinnis

Kelly McKinnis, Board President