

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

Gunnison Valley Regional Housing Authority

January 8, 2014

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

MEMBERS PRESENT:

David Owen (President); Town of Crested Butte

Paula Swenson (Treasurer); Gunnison County

Kelly McKinnis; Gunnison County

Margo Levy, Town of 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 3:04 pm

MINUTES APPROVAL:

Program Management:

Mountain View – The furniture purchase has been finalized. The money was approved to be paid out of the replacement reserves. A “paint day” was held at Mountain View prior to the furniture being delivered. 1 resident volunteered to paint all day with Karl Fulmer and Shannon Frias. This resident was given volunteer recognition and a “golden paintbrush” at the holiday party at Mountain View. The room now has better colors and is being used more. Karl Fulmer encouraged all board members to try and stop by Mountain View to take a look at the new and improved Community Room.

Karl Fulmer stated that a Capital Improvements Plan is a must for Mountain View. At this time, the county has a cap on spending out of the replacement reserve account. The cap at this time is \$20,000. Karl suggested a capital improvement plan that would allot an amount per 5 years or 10 years. Some priorities of improvements for Mountain View are: Exterior siding – summer of 2014 – estimated at \$24,000, front sidewalk/drain – estimated at \$10,500, and mold remediation – estimated at \$1,500. Other items are complete window replacement which would be a big hit on the replacement reserves, water heaters – every 6-8 years \$15,000 to \$20,000, interior painting - \$5,000 - \$6,000, stove

replacement every 2 years, refrigerator replacement every 2 years, and stripping and sealing parking area every 10 years. The windows have no R value and need to be replaced. Ellen Harriman asked if they could be done in stages. Karl Fulmer stated they could be done in phases but the reserves would still not cover it. Karl's suggestion is to apply for tax credits down the road and rehab all of Mountain View. Karl let the board know that they will get a capital improvement plan at the February meeting to discuss and approve.

Section 8 – The freeze on the Section 8 vouchers has been lifted though the state has not allowed the reissue of any vouchers we lost during the freeze. The Housing Authority has a total of 35 vouchers leased up with the possibility of a couple of port ins. Karl informed the board that the Section 8 program does not pay for itself and had a \$21,000 deficit last year. Karl expects a \$24,000 deficit in 2014. Ellen Harriman asked if we could run are own program. Paula Swenson stated that Phil Chamberland had brought up that question before. It is a possibility and is worth looking into.

2013 Guidelines

Public relations

Crested Butte is waiting to hire a planner they do not want to look at guidelines until then. David Owen let the board know that mid-February is the goal to hire a planner for Crested Butte. The City of Gunnison is ongoing with the Planning and Zoning Commission. Mount Crested Butte should be January 2014.

The City of Gunnison will utilize the deed restrictions and it was stated that Crested Butte could benefit from using them as well. Kelly McKinnis stated that the board of realtors is supportive of the deed restrictions and it was suggested that Karl meet with the board of realtors and lay out the basics. The next meeting for the board of realtors is May 2014.

2014 Budget Overview

The budget has been submitted to DOLA (Division of Local Affairs) on December 17, 2013. Karl Fulmer told the board that he expects a budget surplus. He did not have a final amount but thought it would be about \$35,000. The Housing Authority has never had its own reserves. It is also looking like there could be about \$25,000 in reserves for 2014. Karl Fulmer assured the board that the housing Authority would conserve and that it is important for the Housing Authority to have its own reserve. Karl feels good about the Crested Butte project and it could help lead the Housing Authority into becoming self-sufficient. It was in agreement that it is smart to build reserves. With the 3 year commitment from the municipalities the reserve will be easier to build. David Owen asked if the Housing Authority was thinking of other revenues for after the 3 years. Karl stated that the HA has not thought about it yet.

Project Update

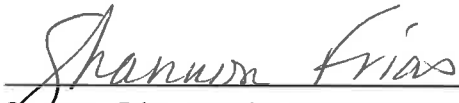
The Crested Butte apartments are now going through BOZAR. Karl is pleased with how the design is going. The design needs to be finalized so the final budget can be established.

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 February 5, 2014



David K. Owen, Board President