

**Gunnison Valley Regional Housing Authority**

Regular Board Meeting Minutes

Gunnison Valley Regional Housing Authority

July 1, 2015

3:00 pm – GVRHA Office

**MEMBERS PRESENT:**

Kelly McKinnis; (President) Gunnison County

Paula Swenson; Gunnison County

Margot Levy; Town of Crested Butte

Skip Berkshire, Town of Crested Butte

Ellen Harriman, City of Gunnison

Richard Hagan, City of Gunnison

**STAFF PRESENT:**

Karl Fulmer; GVHRA Executive Director

Shannon Frias, GVRHA Program Manager

Murtaza Naqvi, VISTA

**CALL TO ORDER:**

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

**MINUTES APPROVAL:** The chair called for any corrections to the June minutes. No corrections were discussed. Margot Levy moved to approve the June minutes. Skip Berkshire seconded the motion. The minutes were approved unanimously.

**Administrative Items:**

**Unit Sales –**

Apache 101 is under contract for \$119,900.

There is a closing set for July 9, 2015 for 1420 Rock Creek. The property sold for \$149,700. Karl Fulmer informed the board that there are a few items in 1420 that need to be fixed. Karl Fulmer will work with the buyer to repair the items.

1416 Rock Creek is still for sale. Karl Fulmer informed the board that there has not been much interest. Karl Fulmer stated that the Housing Authority will increase the advertising for the property. Mr. Fulmer did inform the board that the renters that occupy the unit at the present time are interested in buying the property but they do not have a loan commitment at this time. The Housing Authority will stay in contact with the renters regarding the possible purchase.

**GVHF** – Karl Fulmer informed the board that he meet with the Gunnison County Manager to inquire about the county fronting the money needed to complete a needs assessment. The county manager said the county would be willing to front the money but would require a council level vote from all entities showing that the county would be paid back in 2016. Karl Fulmer stated that he could not green light a needs assessment until all funding is in place.

#### **Program Updates:**

**Section 8** – Shannon Frias informed the board that there has been no change in the Section 8 program. Shannon Frias is working to get all vouchers leased up.

**Mountain View** – Shannon Frias informed the board Mountain View has another vacancy. Shannon Frias is working to fill the vacancy.

Mountain View has had a few issues in the last month. Shannon Frias and Chris Peterson responded to a resident who said “she has bugs” in her apartment. After collecting some of the bugs they were taken to the Extension office for identification. It was confirmed that they were bed bugs. An exterminator was called immediately. At this time it is believed that the bugs have not spread and are isolated to the one apartment. There will 2 follow-up visits by the exterminators.

There was a pretty substantial leak in apartment #101. The whole living room flooded due to a broken pipe in the wall. The insurance company has been called a plan to work with Johnson’s Chem Dry to renovate the apartment is in place.

Karl Fulmer updated the board on capital plan for Mountain View. Karl Fulmer met with John Cattles, facilities manager for the county, to discuss the priorities for Mountain View. Karl

Fulmer stated that John Cattles priorities are in line with the Housing Authorities priorities for Mountain View. The 2 main projects will be the roof replacement and the concrete repair in front of the building. John Cattles will write the RFP's and submit them to the papers.

**Rehabilitation Program** – Murtaza Naqvi updated the board on the rehab program. There has been 1 loan issued through the program and one more loan on the committees table. The loan committee has been slow in approving loans which has turned some applicants away. Karl Fulmer and Murtaza Naqvi have a conference call with the Delta Housing Authority to discuss the issues.

**Renters and Homeowners Education Classes** – Karl Fulmer will be in contact with Shirley Diaz who is a licensed Homeownership Educator. There will be 2 classes in the fall and 2 classes in the Spring.

#### **Anthracite Place:**

**Construction Start** – Karl Fulmer informed the board that construction for Anthracite started June 30, 2015 and the concrete will begin next week.

**Short Term Loan** – The Gunnison Valley Regional Housing Authority gave a short term loan of \$71,000 to Anthracite so the construction could begin. The board voted via email to approve this loan.

**Construction & Equity Closing** – Karl Fulmer informed the board that the closing on the land was May 15, 2015 and he is waiting for Bank of West to complete all paperwork to complete the Construction and Equity closing.

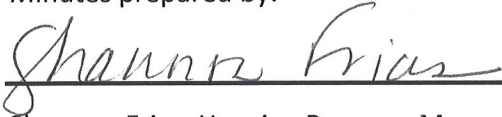
#### **UPCOMING MEETING**

The next meeting will be held on August 5, 2015 at the Town of Crested Butte Town Hall at 3:00 pm.

#### **ADJOURN**

Margot Levy moved to adjourn the meeting at 3:59 pm. Paula Swenson seconded.

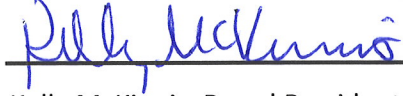
Minutes prepared by:



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Shannon Frias, Housing Program Manager

Approved August 5, 2015



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Kelly McKinnis, Board President