

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
July 10, 2013
3:00 pm – GVRHA Conference room

MEMBERS PRESENT:

David Owen (President); Town of Crested Butte
Paula Swenson (Treasurer); Gunnison County
Kelly McKinnis; Gunnison County
Grant Benton; Town of Mt. Crested Butte
Anne Steinbeck; 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 3:05 pm

MINUTES APPROVAL: There were no minutes for approval.

ADMINISTRATIVE ITEMS:

New board member, Anne Steinbeck, City of Gunnison introduced herself. Shannon Frias, GVRHA, new Housing Program Manager was re-introduced.

Director Fulmer reviewed GVRHA's office hours in the North County, they will be Thursday mornings 10:00 -12:30 at the Crested Butte Town Hall and Thursday afternoons at the Mount Crested Butte Town Hall, 1:30 – 4:00 pm.

The board meeting dates were discussed. It was suggested that either Mondays or Wednesday mornings would work better for one board member. Paula Swenson stated that the set time of Wednesdays at 3:00 pm was decided on to be the best time and a change should not be made for one member. Once winter arrives most schedules will change again. It was suggested that the Town of Crested Butte may need to appoint a new board member. Anne Steinbeck suggested that a letter be sent to the board member with meeting time/day issues. Director Fulmer will send a letter.

President Owen stated that if we could get our 9th (at-large) board member we would have a better chance of having a quorum. President Owen asked members to think of ideas for an at-large member. This will be a future agenda item.

The paperwork for the transfer of the Mutual Self Help grant has come through. Director Fulmer has sent paperwork back to Denver and it should be finalized this month.

A special review committee needs to be put in place. Director Fulmer stated that there could be a few appeals and the guidelines state we would have a review committee in place. Paula Swenson, Kelly McKinnis, and Anne Steinbeck volunteered to be on the special review committee. A signup sheet is in place for members to be present the guidelines to all three municipalities. It was stated that the new members would have a difficult time because they did not go through the process of creating the guidelines.

PROPERTY MANAGEMENT

Mountain View

Director Fulmer received the green light to replace the furniture in the community room at Mountain View. The purchase would come out of the replacement reserve. A catalog from Direct Supply has been ordered. Direct Supply deals with retirement and rehabilitation communities and Mountain View needs furniture that the residents do not struggle to get in and out of. Anne Steinbeck suggested we try to shop locally. Paula Swenson suggested Miller furniture works well with the community, Miller's furnished The Willows. Kelly McKinnis agreed that the purchase should be made locally. Director Fulmer stated the cost needed to stay under \$6000, therefore, there would be no need to get HUD approval. There will be a comparison of local businesses, Miller Furniture, Back at the Ranch and Interiors to what Direct Supply can offer. There is a committee at Mountain View of residents to get input on what is needed and what should be purchased.

Every winter at Mountain View the front concrete breakdown and becomes a tripping hazard. John Cattles with the county put out bid to replace the concrete and drain. There have been 2 bids each over \$12,000. We are waiting on a lower bid. The work will be done in September.

Rock Creek

Both units at Rock Creek have balloon payments. The first one is October 2015 at 1416 Rock Creek. Director Fulmer stated that a new family has just moved in that unit and may want to purchase. The county will market the 1416 unit next spring. Director Fulmer suggested marketing unit 1420 next spring as well. Though the tenants in that unit are Section 8 and they cannot sign a short lease. Paula Swenson suggested only market one unit at a time. Kelly McKinnis stated having 2 vacant units at once is not a good idea, the average a unit is vacant is 256 days. There will be prairie dog extermination on the rock Creek land and the City land.

Stallion Park

Estonian 101 has a balloon payment due January 2015. We need to begin to sell one of the units. Director Fulmer and County Manager Birnie have discussed the sale of the Apache unit to pay off the Estonian that has a balloon payment. The deed restrictions will stay in place on the Estonian Building.

The tenant in the Apache unit has a lease through November 2013, then the lease will become a 6 month term.

There needs to be a lot of onsite improvements. HOA believes they are getting a settlement and will use this money to do improvements, possibly clear foundations for the County. Director Fulmer stated his concern that there is not anything being done with the HOA fees. Kelly McKinnis asked if GVRHA is receiving monthly statements. K. Fulmer replied that we are not. Kelly suggested that GVRHA request monthly statements, and we should be getting minutes and a budget from the HOA. Director Fulmer stated that the HOA meetings are on Sundays at 10:00am and he has not attended. It was also suggested that we find out who the board members are and why the trash is not being picked up on a weekly basis.

2013 HOUSING GUIDELINES

Paula Swenson moved to adopt the guidelines as amended seconded by Kelly McKinnis. Anne Steinbeck abstained. David Owen pointed out a few typos from the changes made. K. Fulmer will fix the issues. A timeline of 3-4 weeks was set to get the guidelines out to local governments. David Owen stated that this time of the year is the busiest for most. Karl Fulmer will get an agenda together.

LAND ACQUISITION/MECHANICS OF PURCHASE

Director Fulmer shared flow sheets for the LIHTC apartment development. Stated he will sit down with Snavely ,Coburn, and Housing Resources to create partnerships with the Housing Authority. Fulmer stated that the Housing Authority does not have tax credit experience and Housing Resources will manage for 5 years. The next 3-4 months will be the most difficult of the process due to partnership formation, etc. K. Fulmer has contacted lawyers with tax credit experience, mostly from out of Gunnison County. . He stated that he has asked other ED's of Housing Authorities for recommendations and has found that many out of county lawyers have better prices and more experience. The LIHTC land acquisition and negotiation is underway. It appears that additional monies will be necessary in order to option for up to 24 months. If all goes well the buyer could option up to 24 months, this gives flexibility if we miss or don't qualify for the first round we can get the second round of credit awards. The GVRHA and team could hold for 2014, 2nd round awards or re-apply in 2015.

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 August 7, 2013

A handwritten signature in black ink, appearing to read 'D. Owen', written over a horizontal line.

David K. Owen, Board President